



## 連帶開發基金和 中國城社區受惠計畫 (下)



## Benefits Bonus

Linkage and Community Benefits in Chinatown (Part 2)

INSIDE: CCBA Appeals KKCS Case \* Millennium Place Jobs \* Kevin So

**THE SAMPAN**

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## NEWS

## LOCAL

**Highlights from the Minutes of the Monthly Chinatown/South Cove Neighborhood Council Held January 16, 2001**

There was a presentation on the need for Chinese police officers, especially women. Exams are held periodically.

There was a presentation by the Inspectional Services Department of the City of Boston on the problems of cleanliness. There will be a site Cleanliness License which will be enforced by July 1, 2001. Food establishments and residences with dumpsters need to apply and comply.

Mitchell Bodnarchuk presented an update on Tufts University's construction of the research building on the Posner lot. A professional exterminator is on site. Paul Lee, Asian liaison for Suffolk Construction is available for anyone who has questions.

Kensington Investment Corp., located at 341 Congress Street, proposes to develop the Hinge Block at Washington and LaGrange streets for a 300 unit residential structure with retail on the first floor. It will be 27 stories, 300 feet high and contain three levels of parking, many by valet and attendants in order to assure security. Affordable housing will occupy 10% of it. There will be 1, 2, and 3 bedroom units (mostly 2 bedroom and 2 bath). As proposed, it will have a FAR of 15.

A member of the audience asked about a pledge made by Hunneman in 1994 to include 20% affordable housing at the development. Ralph Cole, representing Kensington, replied that was a promise by Hunneman, but they are no longer in the picture. "The project cannot bear 20% affordable housing," said Cole.

A recommendation was made to Cole to study the cumulative traffic effects, including all developments in the area.

There was a Parcel "C" update made by ACDC and Edward Fish. It will be 16 stories, 175 feet high with 254 units--35 elderly, 98 apartments, 124 condominiums. BCNC and BAYES will located on the Parcel. BCNC will own their space, and BAYES may own their space too, depending on a decision by the BRA.

ACDC and Edward Fish asked for an updated letter of support from the CNC, which they need for their application for tax credits.

The Safety Committee expressed concern about the homeless. There will be a meeting with the Boston Police Department Area A concerning this problem.

An election was held for co-moderator because Father Hugh O'Reagan finished his term. A call was made for nominations. Mary Soo Hoo nominated Father O'Reagan and Ruth Moy seconded it. No one else was nominated. Father O'Reagan won with unanimous support.

The subject of child care provisions from the Millennium Place surfaced as to which organization will provide the care. Contact Christine Dunn concerning this.

The Chinatown safety video is complete and available.

**Wellesley Asian Students Protest, Bring Demands to Administration**

In response to the Wellesley administration's inaction on Asian and Asian American issues on campus, Wellesley students launched a sit-in at the Administration's offices in Green Hall in the morning on Feb. 22. On Feb. 14, the Administration received a list of grievances and demands from members and supporters of the Wellesley Asian Action Movement (WAAM), a coalition of Wellesley students and organizations. Administrators were given a deadline of 3pm on Feb. 21 by which they needed to commit to meeting these demands. Following a week of negotiations between the Administration and WAAM, Wellesley did not commit to action on the Asian and Asian American issues.

The list of demands ranged from hiring a full-time advisor for students of Asian descent (who comprise 24% of the Wellesley student body) to hiring specialists in South Asian history and Korean language. Students also demanded that the existing curriculum be expanded to include more course offerings in Asian American studies, and that the 13 Asian/Asian American organizations receive office and meeting space on campus.

The protest was instigated by the Administration's denial of tenure to Elena Creer, a women's studies professor and Asian-American specialist, according to

a Feb. 25 Boston Globe article.

"These demands are not frivolous, and they don't come out of nowhere," explained Stephanie Chen. "We've been fighting for these changes for many years." Chen, a senior, is an Asian American Studies major, a self-designed course of study as Wellesley does not offer an official Asian American Studies program.

"This movement is significant not only because it benefits students of all ethnicities on campus, but because it will set a precedent for how Wellesley, and other similar institutions, celebrate multiculturalism on campus," said Amy Lawler, a junior, who is a double major in Political Science and Spanish.

In The Boston Globe article, Mary Ann Hill, director of public information at Wellesley, said that the two sides had made progress and that there was mutual understanding of the issues and their complexity. Furthermore, Hill is quoted as saying that the dean agreed to work with the faculty to assure that three Asian American studies courses would be held each year. However, there were no reports as to whether the Administration agreed to any of the other demands made by WAAM.

**COMMUNITY PREVENTION SPECIALIST**

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The Town is seeking a Highway Maintenance Supervisor in the Highway and Sanitation Division of the Department of Public Works. The candidate will serve as the Division's General Foreman and must have a strong working knowledge of roadway construction, repair, and maintenance procedures; solid waste collection; heavy equipment use and application; as well as operational experience in snow and ice removal programs. The successful candidate must demonstrate strong interpersonal, organizational and administrative skills, and experience in managing and control of multiple projects. In addition, candidates should possess basic computer skills and a minimum of five years of experience in a related field, preferably in a supervisory capacity. The salary for the position is \$52,300 annually with an excellent benefit package. Resumes should be forwarded to: Director of Human Resources, Town of Brookline, 333 Washington Street, Brookline, Massachusetts 02445. The closing date for receiving resumes is March 12, 2001.

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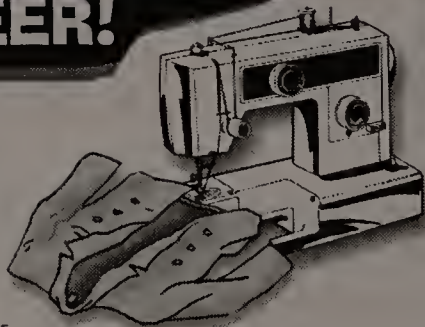
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## COVER STORY

## Benefits Bonus

## A Look at Linkage and Community Benefits in Chinatown (Part 2)

By Eric William Schramm

Along Chinatown's northeastern border at Kingston-Bedford/Essex streets there is a tremendous hole in the ground. While the One Lincoln Street development has begun its climb up to its eventual 36-story height, it has already stacked up a significant pile of money—over \$6 million through linkage and community benefits payments—that has Chinatown's name on it.

In this second article of a two-part series on linkage and community benefits, the Sampan will account for the money due to Chinatown through the One Lincoln Street development.

### A brief history of the One Lincoln Street development

The circumstances surrounding One Lincoln Street are unique to development in Boston. In 1986, the Boston Redevelopment Authority (BRA) envisioned a new program called the parcel-to-parcel linkage project that would take some of the economic energy of a downtown development and link it with an outlying neighborhood. Roxbury and Chinatown were chosen as the two neighborhoods to benefit from this harnessed energy.

In theory, BRA reports, according to "Parcel to Parcel Linkage: Who Benefits from the Redistribution of Wealth?" a Master's Degree thesis written for Massachusetts Institute of Technology by Terry Hum, stated that the program would do two things. First, it would facilitate the expansion of the financial district, and, secondly, it would "reintegrate Roxbury and Chinatown in to the Boston economy by restructuring their economic and social functions to accommodate the emerging service economy."

Chinatown and Roxbury would benefit from a development that would create jobs, and they would also receive both housing and jobs linkage and community benefits.

The link that the BRA's program created between the neighborhoods was that in order for the developers to build downtown at the Kingston/Bedford-Essex site, which would generate the most profit, the developers also had to develop Parcel 18, located in Roxbury. In effect, to reap profits from downtown construction, the developers had to build in a neighborhood that had not traditionally experienced large-scale development and the corresponding community benefits.

Furthermore, the project called for a minority partner to work with a commercial developer to build in the two neighborhoods. This would further benefit the neighborhoods by including a minority presence and investment in the actual development of property. The BRA began a public selection process for the minority partner in 1986. Three groups actively competed for the designation and, in 1987, the BRA chose Columbia Plaza Associates (CPA), consisting of Chinese, African-American and Hispanic partners.

Then, the BRA initiated and oversaw a public process to choose a majority partner and to put together the linkage and community benefits packages. In 1988, Metropolitan Structures was selected as the majority partner.

The Chinatown/South Cove Neighborhood Council (CNC) and the Parcel 18 Task Force, representing Roxbury, actively participated in all negotiations, not only on the benefits package, but also on the size and design of the building and the traffic and environmental impacts of the development. To negotiate the benefits, the CNC and the Task Force worked together on committees that addressed the development, housing, jobs and childcare aspects of the benefits package.

"The BRA sat at the table while all of this was done," said Bill Moy, who was on the CNC in 1988 and now serves as its co-moderator. The results of the negotiations were and continue to be extraordinary. What is also remarkable about the benefits package is that it was arranged through a public process that the BRA oversaw. Chinatown and Roxbury share all of the benefits and, in some cases, money goes to the city and the

Neighborhood Housing Trust.

### One Lincoln Street linkage and community benefits

The total linkage and community benefits package consists of eight parts. The first part of the package concerns the creation of two seven-member community



**Tangible Benefits.** (Above) The developers of One Lincoln Street have pledged to contribute \$400,000 to help create and maintain a park that will run along the Surface Artery just north of the Chinatown gate where cars now merge onto the artery from below ground. The park will be part of the Central Artery/Tunnel project. (Below) The Asian Community Development Corporation used \$500,000 of housing linkage money from the One Lincoln Street development to build Oak Terrace. (Pictured is the Oak Terrace courtyard and playground.)

development trusts—the Chinatown Trust Fund Committee (Chinatown Trust) and the Roxbury Trust Fund Committee. These trusts were created through state legislation in order to manage the distribution of the money provided by the One Lincoln Street developers. The Chinatown Trust consists of the following members: a representative for State Representative Salvatore DiMasi, a representative for State Senator Steven Lynch, Bill Moy and Bak Fun Wong, who were appointed by Governor William Weld, and David Moy, Richard China and Linda Chue, who were appointed by Mayor Raymond Flynn.

Upon the issuance of the building permit in November 2000, the One Lincoln Street developers paid \$2 million dollars to be distributed to the two Trusts and the NHT. The first million was split evenly between the Trusts, and the second million was split three ways between the Trusts and the NHT. Between the two distributions, the Chinatown Trust currently holds \$833,333, which may be allocated by the Trust as it sees fit. The money has not been earmarked for a particular use.

But, that is not all. An additional provision dictates that \$800,000 should be split between the Trusts and the city once a year for ten years after the date of completion. Therefore, the Chinatown Trust will see a steady influx of \$266,666 over ten years, ultimately amounting to just over \$2.6 million. This money could

have a significant impact on the Chinatown community as the cost of living is rises. The Chinatown Trust, according to Moy, who is the co-chair of the Trust, will soon begin moving on distribution of the funds.

"The people on the Trust can set up a process that is outside of the CNC. We will hold a public meeting to let people know that the money is there," said Moy. "Then we'll have to set up a Request for Proposal [RFP] and develop the rules of play."

The money intended for the Trusts is above and beyond the traditional linkage payments, which also will bring money into the community. Chinatown has already reaped the benefits of an advance \$1 million dollar payment made in 1992 to the NHT. Chinatown's portion of the payment—\$500,000—was used by the Asian Community Development Corporation to build Oak Terrace.

Currently, the NHT is holding a payment made in July 2000 by the developers that amounts to \$2.4 million, of which \$1.2 million is earmarked for Chinatown. The money is to be used on the sites which are currently known as Parcels A, B and C. These parcels are located in the residential section of Chinatown and are bordered by Washington Street to the west, Harrison Street to the east, the New England Medical Center to the north and the Massachusetts Turnpike to the south. There are no solid development plans for Parcel A because the Josiah Quincy Upper School is currently located there. Oak Terrace is located on Parcel B, and Parcel C is currently in the development process.

Half of the jobs linkage, which will total \$852,000, has been paid to the Neighborhood Jobs Trust. The final payment will be made in July 2001. As with the housing linkage, the jobs linkage will be split between Roxbury and Chinatown, thereby Chinatown will ultimately receive \$426,000. As is the case with the Millennium Place jobs linkage, the CNC holds an advisory role in the distribution of the funds.

Another job-oriented provision is a commitment to hiring goals for Boston residents for available construction jobs at the site. For the more than 1,000 construction jobs, the hiring goals are as follows: 50% for Boston residents, 30% for minorities and 10% for women. However, as is the case with all major contract construction jobs in Boston, the project is restricted to hiring union workers. This poses problems for hiring Chinatown residents, because few construction workers from the community are union members, according to Paul Chan, managing partner of the CPA Lincoln Associates LLC, the minority developer.

Upon completion in 2003, the project will support 4,000 permanent positions. The developer will require tenants to sign a First Source agreement with the City of Boston under which the tenant will notify the city job bank of any job openings five days before advertising such positions. If the jobs linkage money is utilized soon, community residents could receive the training necessary to find work with the new tenants.

Like the Millennium Place community benefits, the One Lincoln Street package also includes money for childcare. In fact, the \$1,250,000 set aside for childcare is the largest monetary commitment for such care to enter the community to date. The money will be disbursed to the BRA upon completion of the project, thereby leaving nearly three years for Chinatown to prepare ahead for its distribution. Roxbury does not receive similar funds, as the Parcel 18 development was to include a childcare facility. The CNC will also hold an advisory role for the use of this childcare money, as they are with the Millennium Place childcare payments.

"We'll hold public meetings to decide what the best use of the money will be," said Moy. For that matter, childcare providers in Chinatown may even be able to come up with a wish list for how the money could be used.

*Continued on p. 4*

#### The Sampan

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## COVER STORY

**Bonus, Continued from p 3.**

Three of the provisions of the benefits package included reimbursements to the BRA, the CNC, the Parcel 18 Task force and the Dudley Street Neighborhood Initiative totaling \$100,000 each. The reimbursements covered a variety of costs that the participating groups incurred during the selection process for the majority partner and for planning and administrative costs. These groups received their compensatory payments between 1988 and 1992.

The last two provisions of the benefits package were affected by economic problems that the developers faced in 1996 and 1997. At the end of 1996, Bank Boston foreclosed on the Parcel 18 project. Consequently, that component of the parcel-to-parcel project was dropped, because it was dragged down by construction problems and resulting litigation. Nonetheless, Roxbury has received all of the payments negotiated in the benefits package. Currently, Northeastern University owns Parcel 18.

Then, in 1997, Metropolitan Structures, the majority partner, wanted to pull out of the project, as they lost interest in it because of the economic downturn and the dim prospects in the Boston real estate market. So, Columbia Plaza Associates bought them out. In 1999, Gale and Wentworth became the majority partner.

The first provision affected by the problems with Parcel 18 was the equity participation with a Chinatown organization. In the benefits package, the Chinese Investment Limited Partnership (CILP), the Chinese investors in the CPA, agreed to designate the Chinese Consolidated Benevolent Association (CCBA) as the recipient of 10% of CILP's net profit after recovery of cash capital, according to Chan. The CCBA would receive some profits while maintaining no liability; therefore, this is equivalent to receiving a donation.

In light of the aforementioned problems with Parcel 18, the CPA sold its interest in the Kingston Bedford Joint Venture, the overall entity including both majority and minority partners, to the CPA Lincoln Associates, in which the CCBA was not included, according to Chan. Currently, no organization in Chinatown has been named as the new beneficiary. The CI Associates LLC, which consists of the Chinese investors and is a partner in the CPA Lincoln Associates LLC, will work with the BRA to designate another recipient in the future.

The financial problems that struck the parcel-to-parcel project in 1997 led the developers to approach the CNC in 1999 to ask for some relief from the community benefits package. The CNC and the BRA agreed to eliminate two parts of the package and to alter the payment schedule of another.

The first item eliminated was a developer's fee amounting to approximately \$930,000. This money would have been added to the coffers of the Chinatown Trust. The developer's also asked to eliminate the last provision completely; it called for the creation of a \$400,000 Challenge Grant that would be used to develop minority capacity at management level in the real estate industry. The intent was for Chinatown and Roxbury to solicit matching funds totaling \$800,000 for the grant.

"The training of real estate developers is a notion of the 1980s. There was not much interest to pursue this. The two communities were not able to solicit matching donations, so the provision was eliminated," said Chan.

The developers also asked to postpone the decade-long \$800,000 payments until the completion of the project, instead of beginning payments at the issuance of the building permit.

To date, these have been the only changes to the benefits package.

"The money coming to Chinatown is basically the same," said Moy. "The developers found a way to make it work. They made sure that the benefits were kept as negotiated. They made sure that Gale & Wentworth stuck with the benefits [when it became the new majority partner]," said Moy. "The Chinese investors insisted that the benefits remained the same. They deserve credit for that because it could have been more money in

their pockets."

While the overall success of the parcel-to-parcel project is debatable, especially in light of the problems with the development of Parcel 18, what is certain is that Chinatown will benefit from the construction of One Lincoln Street. The linkage and community benefits will infuse needed funds into a cash-strapped community. However, as is the case with all developments, the social impacts on Chinatown remain to be seen. This is where community-driven use of the money gained from the project comes in. The CNC and community organizations will need to work to find the best use of the assets that One Lincoln Street and, as outlined in the previous article, Millennium Place have provided.

Upon completion, these projects will likely affect the cost of living in Chinatown, so, in order to counter this, well-planned use of the money for job training and housing creation could help mitigate the resulting consequences of these development.

#### NOTICE OF REQUEST FOR PROPOSALS FOR A NEW OWNER FOR FIELDSTONE APARTMENTS DORCHESTER, MASSACHUSETTS

MHFA is seeking a person or entity to acquire the ownership of Fieldstone Apartments, an 84-unit development located in Dorchester, MA. This development is included in a program known as the Demonstration Disposition Program under which the Department of Housing and Urban Development designated the Massachusetts Housing Finance Agency to carry out the rehabilitation and disposition of approximately 2,200 HUD-owned units in eleven developments in the Roxbury, North Dorchester and Lower Roxbury neighborhoods of Boston.

The criteria by which the owner will be selected are outlined in the Request for Proposals (RFP) which is posted on the MHFA web site at [www.MHFA.com](http://www.MHFA.com). Interested Applicants are encouraged to attend an inspection tour of the development that will begin at 10:00 a.m. on Tuesday, March 6, 2001 and a pre-proposal conference which will be held on Tuesday, March 6, 2001 at 11:00 a.m. at the following address:

907 Blue Hill Avenue, Dorchester, MA

Inspection of the development will not be conducted at any other time. Copies of the RFP will not be distributed at the pre-proposal conference. Please bring your own copy. Ten (10) copies of the final proposals will be due on Friday, March 30, 2001 at the offices of MHFA:

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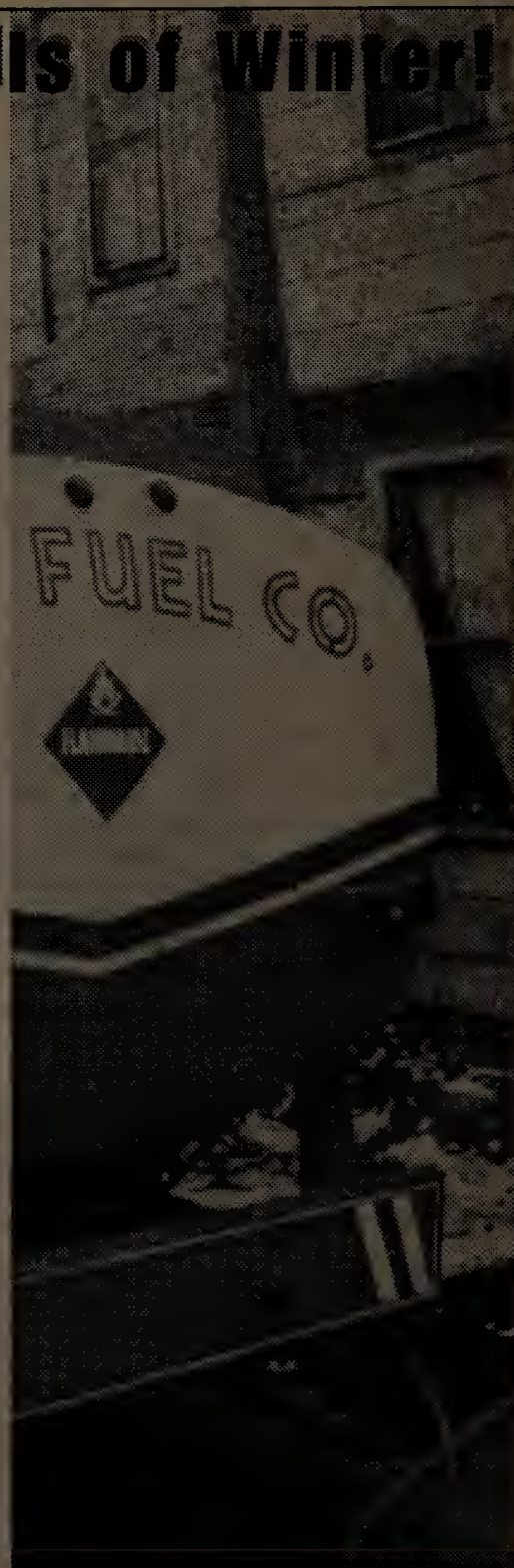
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## LOCAL

## CCBA to Appeal Judgment in KKCS Case

By Eric William Schramm

The Chinese Consolidated Benevolent Association (CCBA) will appeal Suffolk Superior Court Justice Margaret Hinkle's summary judgment, passed down on May 2, 2000, that ruled in favor of the Kwong Kow Chinese School (KKCS) on two points. The judgment found that the Kwong Kow Chinese School (KKCS) was an organization independent of the CCBA and that the promissory note for \$249,250 given to the KKCS by the CCBA in 1984 should be honored along with accrued interest.

The CCBA will base its appeal on two issues both of which concern the validity of the promissory note, said Tom Drohan, associate lawyer who will work with the CCBA's lawyer Tom Kiley on the appeal. First, the CCBA's lawyers will contend that David S. Y. Wong, the president of the CCBA in 1984, was not authorized by the CCBA's board of directors to create the note. Second, they will argue that there was a lack of consideration in return for the note, meaning that the CCBA never received the money from the KKCS.

"The appeal is of the summary judgment. It's our contention that those two issues would establish defenses to the payment of the note such that the case should have been allowed to go to trial," said Drohan. (The summary judgment stopped the case from going to trial.)

While the CCBA has paid the interest on the promissory note until just recently, which seemed to imply acknowledgment of the existence of the debt and note, Drohan said "It's our position that making payments on a note that is invalid, does not validate the note."

Currently, the Appeals Court has stayed the appellate process. On March 2, both the KKCS and the CCBA will file conference statements that will be reviewed by a retired judge who will consider whether the case could be settled through mediation. If its believed that mediation would be successful, both sides would bring their conference statements and sit before the judge to come up with a settlement.

If the judge finds that mediation would not be appropriate, then the CCBA and the KKCS would need to file appellate briefs. Then, according to Drohan, it could take up to two years for a decision to be passed down by the Court of Appeals.

"I would never foreclose attempting to achieve an out-of-court resolution in any manner, including this one," said Drohan.

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The total development will have career opportunities for 750 people in a wide range of job levels. Experienced and inexperienced job candidates are welcome. Training will be provided for all jobs.

Please feel free to contact any of the users directly at the phone numbers or addresses provided below, or call Joe Larkin of Millennium Partners-Boston at 617/451-0300.

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C/o The Ritz Carlton Hotel  
15 Arlington Street  
Boston, MA 02116

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## The Sampan Is Looking for Writers!

We will publish your essays, articles, fiction, editorials, photography and artwork.

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## Letter to the Editor

February 15, 2001

Dear Sampan,

After reading your January 19, 2001 issue, I can not help but feel sorry for the children and the Chinatown community. This conflict between the Chinese Consolidated Benevolent Association, Inc. (CCBA) and Kwong Kow Chinese School (KKCS) is not helping but rather brings disgrace to the Chinese-Americans in this country.

This issue can be resolved between the two groups by: (1) KKCS showing both sides of the canceled loan checks to the community organizations. The back of the checks would show the signature(s) of the person(s) who cashed them. (2) The books of the KKCS and the CCBA should be shown. This would show the disbursement of the checks issued and deposited by either party. It is a mystery why the judge did not force KKCS to produce the canceled checks with signatures. Could there be an explanation as to the WHY? There certainly is a cloud of suspicion about this aspect of the controversy.

If it is proven that the CCBA received the money from the KKCS, the CCBA must repay the loan. On the other hand, if it cannot be shown that the checks were deposited into the CCBA's account then somebody must explain the whereabouts of the checks.

A Concerned American Born Chinese

### 2001-2002 School Year Teaching Positions-All Levels

#### MARCH 1 TEACHER POSTING

On March 1, 2001, the Boston Public Schools website ([www.bostonk12.ma.us](http://www.bostonk12.ma.us)) will have a complete list of 2001-02 school year teaching positions in all schools. Please click on "March 1 Teacher Posting". The application process will be outlined on the "March 1 Teacher Posting" document.

The application deadline for this posting is March 14, 2001 at 5pm.

The Boston Public Schools is an affirmative action/equal opportunity employer that actively seeks applications from candidates of color, women and all candidates committed to our focus on children.

[www.bostonk12.ma.us](http://www.bostonk12.ma.us)



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**Sundays, 11am:** A group will meet in front of Pine Banks Park, located at 1087 Main Street, Malden, for **skipping and walking**. Afterwards, the group will proceed to Bruegger's Bagels, located at 496 Main St., Melrose for a social hour. For more info, call 781/397-7408 or email at [Indra@iskip.com](mailto:Indra@iskip.com).

**Mondays, 4-5pm:** The Asian American Civic Association is now providing **free information services about MassHealth**. Anyone who needs help in applying, or if you have questions about your qualifications and eligibility, please come to the AACA, located at 200 Tremont St., Boston, to see Peter Chin. No appointment necessary. For more info, call 617/426-949.

**March (Mon.-Fri.) 9-5pm:** The AACA's Hospitality ESL Program will begin its third 12-week session on Tues. April 17. Boston residents only. Some knowledge of English is required. Those interested in applying should contact Bruce McBain at 426-9492 x204.

**Feb. 6-March 10 (Tues.-Sat.) 9:30-5pm:** The Tremont Gallery presents the **mind of space-upper story**, an art installation by Sand T. See a review of the exhibition in The Sampan on p.8. The gallery is located in the International Society, located at 276 Tremont St., Boston. A reception with the artist will be held on Feb. 20, 5-8pm. For more info, call 617/542-4599 or email at [internationalsociety@yahoo.com](mailto:internationalsociety@yahoo.com).

**March 6 (Tues.) 9-9:30am:** YWCA Boston, the oldest and first YWCA in the United States, will celebrate its **135th anniversary** and the launch of the "Breaking New Ground" initiative for Boston's women, children and families. The day will be proclaimed "YWCA Boston" Day. The YWCA is located at 140 Clarendon St., Boston. For more info, call the YWCA at 617/351-7620.

**March 12 (Mon.) 6-7pm:** The Big Sister Association of Greater Boston is seeking women to provide friendship and support to girls in the community. Information sessions will be held at the Boston office, located at 161 Massachusetts Ave., 2nd Floor (across from Berklee College). For more info, call 617/236-8060, or visit [www.bigsister.org](http://www.bigsister.org).

**March 10 & 11 (Sat. & Sun.) 10:30am-late (Sat.), 2-4pm (Sun.):** The Cambridge Center for Adult Education will host the **Cambridge Poetry Festival & Cambridge Poetry Awards** at its buildings located at 42 & 56 Brattle St., 1 Story St., 13 Appian Way, and 29 Everett St. Tickets are \$25 for both Sat. and Sun. (except for special evening performances). On Sat. afternoon, Kevin Bowen, poet and translator, will read from his work and his translations of Vietnamese poetry. On Sat. afternoon, Li-Min Mo, will present a program of poetry (in English) written by Chinese women of the 13th century. For more info, call 617/547-6789 x1, or visit [www.ccae.org](http://www.ccae.org).

**March 12 (Mon.) 7-8:30pm:** The Women's Center, located at 46 Pleasant St., Cambridge, will offer a **Women of Color Reading Circle** that will discuss "Dragon Ladies: Asian American Feminists Breathe Fire," by Sonia Shah. The event is free. For more info, call Vanessa at 617/629-3106.

**March 16-29:** The Museum of Fine Arts will offer **New Films from China**. Tickets are \$7 for MFA members, seniors and students; \$8 for general admission. The following films will be shown: "Seventeen Years" (March 16, 17); "Xiao Wu" (17); "Scenery" (22); "City Paradise" (23); "Rainclouds over Wushan" (24); and "Men Men Women Women" (29). For more info, call 617/267-9300.

**March 17 (Sat.) 8pm:** The Foundation for Chinese Performing Arts will host **Pianist Hung-Kuan Chen** in concert at the New England Conservatory's Jordan Hall, located at 30 Gainsborough Street, Boston. Tickets are \$15, \$20, and \$25. Tickets may be ordered online at [www.ChinesePerformingArts.net](http://www.ChinesePerformingArts.net), or from the Jordan Hall Box Office at 617/536-2412, and the World

## NOTICES

**Art Contest:** For its HIV/AIDS Peace Project, ROCA Revere is hosting a first annual art contest. In order to participate, artists must return the application by March 9, 2001 to the following address: Peace Project / c/o ROCA Revere / 103 Shirley Ave. / Revere, MA. 02151. Applications are available at the Asian American Civic Association, located at 200 Tremont Street, Boston. The deadline to submit artwork is March 30. Guidelines: the artwork must be related to HIV/AIDS issues; the artwork's medium can be paint, art pencil, oil paint, watercolor and acrylic; the work must be positive, clean with no profanity; the age range is 12-22; use poster size paper—8 1/2" X 11" to 11" X 17"; no submitted artwork will be returned. The first prize will be used as poster. For more info, call ROCA Revere Peace Project at 781/284-6281, ask for Dina Tuy. **Boston Community Swimming League Starts.** The Boston Chinatown Community Center is one of 13 Community Centers currently enrolling participants in a citywide competitive swimming league. The annual

Journal Bookstore at 617/556-8204.

**March 20 (Tues.) 7:30 (regis.) 8am-3pm:** The Coalition for Asian Pacific American Youth (CAPAY) will hold its 8th annual Leadership Symposium at UMass-Boston. This year's theme is "Head to the Past; Back to the Future." There will be over 30 workshops offered, including "Pop Culture: got Rice," "Where are Asian Americans in the Arts," and "Activism and Advocacy in your Schools." Pre-registration is necessary in order to attend. Students must attend with their school or an org. For more info, call Sophia Lim at CAPAY at 617/287-5658.

### BUNKER HILL COMMUNITY COLLEGE

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Bunker Hill Community College seeks part-time adjunct faculty members for the Summer and/or Fall 2001 semester in the following fields:

Anatomy and Physiology, Biology, Chemistry, Computer Technology, Networking: Windows 2000 Administration and Netware Administration, Object Oriented Programming: C++, Java, English, English as a Second Language, Environmental Science, Foreign Languages, Mathematics, Medical Terminology, Music Appreciation, Nutrition, Physics, Psychology and Sociology.

**QUALIFICATIONS FOR ALL FIELDS:** Master's degree in subject matter and teaching experience preferably at the community college level.

**SALARY:** Begins at \$2,082.00 for 3-credit course

To apply in confidence, interested candidates should send a resume, cover letter, and a copy of transcripts to: **Molly B. Ambrose, Director of Human Resources & Labor Relations, Bunker Hill Community College, 250 New Rutherford Avenue, Boston, MA 02129-2925.**

Bunker Hill Community College is an Affirmative Action/Equal Opportunity Employer. Women, people of color, individuals with disabilities and others are strongly encouraged to apply. We have campuses in Charlestown, Chelsea and satellites at Cambridge, Somerville and Chinatown.



### BUNKER HILL COMMUNITY COLLEGE

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**QUALIFICATIONS:** Bachelor's degree required; experience in college admissions or similar customer service required; experience with computer applications and some familiarity with a computerized student information system; self motivated, enthusiastic and energetic; excellent oral and written skills; available some evenings and weekends; hold a driver's license and have reliable transportation; proficiency in a second language a plus.

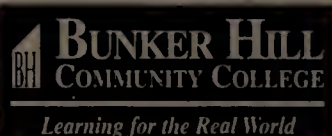
**SALARY RANGE:** \$33,000.00 - \$40,000.00

**CLOSING DATE:** MARCH 2, 2001

**ANTICIPATED EFFECTIVE DATE:** MARCH 16, 2001

To apply in confidence, interested candidates should send a resume, cover letter, and copy of transcripts and statement addressing each of the qualifications to: **Bunker Hill Community College, Molly B. Ambrose, Director, Human Resources & Labor Relations, 250 New Rutherford Ave, Boston, MA 02129-2925.**

Bunker Hill Community College is an Affirmative Action/Equal Opportunity Employer. Women, people of color, individuals with disabilities and others are strongly encouraged to apply.



league involves boys and girls ages 6-15. Each team competes in 8 dual/tri meets on Fri evenings. The season began on Jan. 19 and will end with a championship meet in April. It's not too late to sign up, stop by a Community Center to sign up or call 635-5129.

**Volunteer Opportunity.** The Horizons Initiative is seeking volunteers to play with homeless children living in family shelters and battered women's shelters. A commitment of 2 hours per week for 6 months is required. Daytime and evening hours available. Volunteer trainings held monthly. Please call 617/287-1900 for more information and an application, or visit [www.horizonsinitiative.org](http://www.horizonsinitiative.org).

**Volunteer Opportunity.** There are many sick, homebound and lonely seniors living in Boston. A couple of hours a week of your time, doing things like running errands and providing companionship can make a difference in their lives. Consider becoming a VITA volunteer for Kit Clark Senior Services, which serves elders in Dorchester and Mattapan. VITA volunteers can earn service credits that can be used to help themselves or family members. For more info, call Jan Wiley at 617/825-5000 x142.

### ARLINGTON PUBLIC SCHOOLS ANTICIPATED OPENINGS 2001-2002

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**Arlington, MA 02476 Fax: 781-316-3509,**  
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If interested, send cover letter and resume indicating specific position to:  
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Please visit our website for more detailed position descriptions.



## LOCAL

## Important Information for Immigrants

**Look Out! Sampan's Finance Feature is out on March 16.**

## The Legal Immigration & Family Equity Act (LIFE Act) of 2000

The Omnibus Consolidated Appropriations Act of 2001 contains several immigration-related provisions including the reinstatement of Section 245(i) until April 30, 2001. The following measures are included in the Act:

1. Section 245(i) grandfathered until April 30, 2001. Applicants must prove they were physically present in the United States on the date of enactment of LIFE.
2. New temporary "V" visa created for the spouses and minor children of legal permanent residents in the backlog for three years or more. Recipients of this visa would be protected from deportation, and granted work authorization.
3. New temporary "K" status created for spouses of U.S. citizens. This provision expands the use of the "K" visa to allow these spouses who married U.S. citizens abroad (and their minor children) and are awaiting approval of their green card applications to enter the United States. Like current "K" visa holders, these "K" visa holders would be granted work authorization.
4. Opportunity to apply for adjustment for certain late legalization class members (CSS v. Meese, LULAC v. Reno, and INS v. Zambrano) who meet the measure's qualifications.
5. Protection from deportation and work authorization granted to the spouses and minor children of late legalization applicants.

In order to take advantage of the 245(i) grandfathering, individuals must have an immigrant visa petition or a labor certification application on file with the INS or Department of Labor (DOL) by April 30, 2001. Individuals wishing to file under the new grandfather date also must show that they are physically present in the United States on the day the bill is signed by the President. (The physical presence requirement does not apply to 245(i) filings for individuals with pre-January 14, 1998 priority dates.)

Any beneficiary of an immigrant visa petition or labor certification application filed before April 30, 2001 will be able to apply for adjustment of status under Section 245(i) if necessary. However, for any applications filed after January 14, 1998 (but before April 30, 2001) the applicant must prove they were physically present in the United States on the date of the enactment of the LIFE Act in order to be eligible for Section 245(i) adjustment of status.

### Questions and Answers:

#### 1. What is the new Section 245(i) provision?

The Legal Immigration and Family Equity Act of 2000 (LIFE Act) extends Section 245(i) by replacing the old eligibility cutoff date (January 14, 1998, the "grandfather" date) with a new date of April 30, 2001. This means that eligible people have until April 30, 2001 to file an immigrant petition or labor certification application to be eligible to adjust their status in this country. **IMPORTANT NOTE:** The LIFE Act added a new "physical presence" requirement which means that people need to prove that they were actually in the United States on the date of enactment of this measure, December 21, 2000 in order to be eligible to use Section 245(i). Under the changes made by the LIFE Act, Section 245(i) will be available for any beneficiary of a bona fide immigrant visa petition (an I-130, I-140, or I-360) or application for labor certification that is filed on or before April 30, 2001. Beneficiaries of immigrant petitions or labor certifications that are filed after the old deadline of January 14, 1998, but before the new deadline of April 30, 2001, will be required to prove that they were physically present in the United States on December 21, 2000, the date that the new deadline became law. All qualified beneficiaries will be "grandfathered-in" under Section 245(i) even if they don't actually apply for adjustment of status (by submitting form I-485) until after the April 30, 2001 deadline as long as a bona fide immigrant petition or labor certification application is filed before that date.

#### 2. Who can benefit from the new Section 245(i) provisions?

A person who is eligible for permanent residence based on a family relationship or job offer, and who wishes to adjust status to permanent residence without leaving the United States, could benefit from these provisions. Without Section 245(i), most persons who entered the United States without inspection, overstayed an admission, acted in violation of the terms of their status, worked without authorization, entered as a crewman, or were admitted in transit without a visa would not have been eligible to adjust status in the United States. If an individual is eligible for permanent residence, but not eligible for adjustment of status because they are out of legal status, that person might still obtain permanent residence by leaving the United States and completing the process for an immigrant visa at a United States consulate abroad. However, if that individual had been unlawfully present in the United States for more than 180 days, he or

she would be barred from reentering the United States for at least 3 years, and as long as 10 years. Under Section 245(i), an eligible individual can remain in the United States to obtain permanent residence through adjustment of status, and thus never trigger these entry bars. (Once permanent residence is obtained, these entry bars no longer apply.) Thus, it is particularly important that persons who would be subject to the bars not leave the United States at all until the adjustment of status process is completed.

#### 3. What does the new physical presence requirement mean and how do you prove compliance with it?

Under the new law, beneficiaries of an immigrant petition or labor certification that is filed after the old deadline of January 14, 1998, but before the new deadline of April 30, 2001, will be required to prove that they were physically present in the United States on the date that LIFE Act is signed into law, December 21, 2000. A joint memorandum that Senators Kennedy (D-MA) and Abraham (R-MI) wrote clarifying some of the provisions of the new law emphasizes that the function of the physical presence requirements is to make sure that the renewed availability of Section 245(i) does not encourage anyone to illegally enter the United States in order to apply. The memorandum also states "It may be difficult for an individual physically present on the day of enactment to establish his or her presence on that precise date to qualify for 245(i). The Immigration and Naturalization Service (INS) should therefore be flexible in the types of evidence it will accept to establish physical presence on day of enactment. For example, the kind of evidence of physical presence INS ordinarily accepts demonstrating that the applicant has been physically present during a reasonable period preceding that date, accompanied by an affidavit or declaration that the person was present on the date itself, should ordinarily suffice."

#### 4. How does a person file to take advantage of the new Section 245(i)?

Any person who will need Section 245(i) in order to adjust status must ensure that their qualifying I-130, I-140, I-360, or labor certification application reaches the applicable government agency on or before April 30, 2001. Those who choose, and are eligible, to file their visa petition or application for adjustment of status at the same time must submit the application for adjustment of status under Section 245(i) (Form I-485A) along with the petition and the applicable fees.

#### 5. Why is April 30, 2001 an important date?

In order to use Section 245(i), applicants must prove that a bona fide immigrant visa petition or labor certification application was filed on their behalf on or before April 30, 2001. Therefore, any person who will need Section 245(i) in order to adjust status must file their I-130, I-140, I-360, or labor certification application before April 30, 2001. Any person whose petition is filed after that date will not be eligible for Section 245(i), will be required to process an immigrant visa application at a United States Consulate abroad, and may be subject to the 3/10 year bars.

#### 6. What is the fee and when do you need to pay it?

The Section 245(i) fee is still \$1,000 and is in addition to any other filing fees levied by the INS. The \$1,000 fee is paid at the time of filing the Form I-485A, which is submitted along with the standard application for adjustment of status (Form I-485). There are some circumstances in which the immigrant petition and the adjustment of status application can, at the applicant's option, be filed at the same time: immediate relatives of United States citizens may file the Form I-130 and I-485 concurrently, and INS has indicated that it plans to soon allow I-140 petitions and I-485s also to be filed concurrently. However, in most cases, the adjustment of status application is not filed until after the immigrant petition has been approved, and in many employment-based cases until after both the labor certification and immigrant petition have each been approved. Thus, in many cases, the fee will not have to be paid before the April 30, 2001 deadline.

#### 7. Do the new Section 245(i) provisions give a person work authorization, protection from deportation, or travel permission?

**NO!** Section 245(i) only allows people who illegally entered the United States or are ineligible for adjustment of status under Section 245(c) to apply for adjustment of status in the United States if they are otherwise eligible for adjustment. It offers no other protections or rights.

### Diversity Job Fair

**Who:** The Human Resources Consortium for the Cultural Institutions of Massachusetts will be hosting its 5th Annual Diversity Job Fair.

**When:** Wednesday, April 18th, 2001, from 4-7pm.

**Where:** Symphony Hall. It is located at 301 Huntington Avenue, Boston. For directions, call 617/638-9482, or visit [www.bso.org](http://www.bso.org).

**What:** The Consortium is a group of arts and conservation organizations searching for qualified minority applicants who are interested in working

for non-profit organizations in the Boston area.

The Consortium's mission is to employ and develop talented individuals who reflect the diversity of our communities. They are looking for qualified candidates to join them in the following areas: administrative, customer service, education, event planning, facilities & maintenance, finance, fundraising, graphic & exhibit design, information technology, marketing, public relations, retail, seasonal/summer positions, security, and ticket sales.

Members of the Consortium offer competitive salaries, outstanding benefits, stimulating work environments, and exciting growth.

**How:** Bring multiple copies of your resume.

**The Consortium includes:** Appalachian Mountain Club, Boston Ballet, Boston Center for the Arts, Boston Conservatory, Boston Public Library, Boston Symphony Orchestra, The Children's Museum, Handel & Haydn Society, Harvard Art Museums, Huntington Theater Company, Isabella Stewart Gardner Museum, Mass Cultural Council, Museum of Afro-American History, Museum of Fine Arts, Museum of Science, New England Aquarium, New England Conservatory, New England Historic Genealogical Society, WGBH, and Zoo New England.



## ARTS

# Singing Across the Colorlines

## An Interview with Singer/Songwriter Kevin So

By Louise Chou

Kevin So, an Asian American singer/songwriter, is among the finest of this younger generation of acoustic artists. He has been nominated six times for a Boston Music Award. His music style is a mix of traditional blues and folk infused with jazz and hip-hop beats. He has found a niche for himself that makes him special. This interview gives us a picture of Kevin So, including his talent, background, learning experience, music style, inspiration, career path, and his contribution to our community.

### Background and learning experience

Kevin was born and raised in greater Boston. It is hard for him to define himself as purely Chinese or American. As he approaches American culture, he identifies himself as Chinese. Although he wishes he could write Chinese, he speaks fluent Cantonese with his family. Because America consists of different peoples, he thinks "being American" does not only include white skin or blue eyes. Consequently, he expresses racial harmony in his song, "Just Like You (I'm an American)."

Kevin is always very confident about his music. He realized his talent when he was young. He liked to sing along with the radio and could imitate what he heard on it very well. He says God gave him the gift of voice.

His music talent was also supported and encouraged by his family. When he was eleven years old, he followed his brother and sister in taking classical piano lessons, which he enjoyed. At thirteen, he also began to study violin with Louis Siagel. Siagel became Kevin's hero because he is talented and can play many instruments. Kevin knew that Siagel was at the level that he wanted to be. However, it was not easy to achieve. Therefore, Kevin had to work harder. He recalls this learning experience was very challenging and enjoyable. Now, besides the piano and the violin, Kevin plays the harmonica, guitar and bass guitar.

Another achievement that encouraged Kevin to develop his musical talent was that in the 10th grade he was invited to perform in the Faneuil Hall Marketplace Cabaret. It was an honor for him since there were only 16 spots open for kids from New England, and he got in after a couple auditions. Deborah Henson-Conant, Music Director at the Faneuil Hall Marketplace Cabaret, also helped Kevin develop his talent. She encouraged Kevin to sing blues-influenced songs and she even wrote songs tailored for him.

In addition to music, Kevin has acting talent as well. After the summer performance and training program at Faneuil Hall Marketplace Cabaret, Kevin joined "Boston Youth Theater." At the same time, he was a member of four music groups in high school. The groups had to perform for "Music Night" at the end of the school year--when Kevin also needed to act in Boston Youth Theater. He loved both of the activities, so he was in a dilemma. Finally, in order to commit to his violin teacher, So chose Music Night. It was an essential decision because if he had chosen acting, he might have become an actor today.

After graduating from high school, Kevin attended the University of Southern California (USC) where he majored in jazz studies. However, one day a 16-year-old teenager put an end to Kevin's jazz piano career (Kevin says jokingly). This teenager played the piano so well that Kevin thought he could never make jazz piano his career.

While at USC, Kevin also teamed up with his classmates to organize a band called Square One. They played at college parties and clubs in Los Angeles. However, because he and his band lacked experience, the band broke up. Kevin recognized that most of the problems with bands concerned human relationships, not to the music itself.

When Kevin decided to choose music as his career, his mother was kind of worried about him because she was unfamiliar with this territory. His mother suggested he learn computer science where many first generation Chinese Americans choose their careers.

In addition, in the music business, it is difficult to get rewards even though you work hard. Nevertheless, Kevin does not regret his decision. He believes that there is another reward: the music. Kevin would like to affect people through music. His family respects his decision and is supportive.

His father held the philosophy: "Let them play." His brother and sister have acted as his role models and support him very much. Although his mother is worried about him, she gives him a lot of love and takes care of him. Kevin taped his father's voice and introduced his brother, Keith, in his CD, "Along The Way."



**Another Gig.** Kevin So in concert at Toad on Feb. 2.

### Music style and inspiration

Kevin likes African American-influenced music--blues, jazz, and rap. His songs are influenced by Bruce Springsteen, Billy Joel, Stevie Wonder, James Taylor, Bob Dylan, Lionel Richie, and Robert Johnson. His style is a mix of a little everything--pop, blues, jazz, and folk. He uses many metaphors and rhymes in his songs. The topics he touches on represent a broad range. He has addressed many social issues such as racial harmony. He shares his feelings about his family and his journeys in his songs. Moreover, he also writes funny love songs; his special style has garnered attention and praise from Richie Havens, Martin Sexton, Ellis Paul, Chris Trapper, Mary Lou Lord, and David Wilcox.

Kevin has dedicated himself to writing songs. In fact, he started to write songs when he was 14. So far, he has written up to 500 songs, of which he performs 100 publicly. Kevin's inspiration comes from moments of stress, times of anger or struggle, and stories of his life--all those emotions create a certain tension that needs to be released.

He thinks it is easy to start a song, but it can be hard to finish one. Some songs only took him five to ten minutes to finish; some took him more than a year. For example, "The Great Wall," which he dedicated to his father, took him two years to complete.

Another form of inspiration for his songs comes from his travels. In the spring of 1996, he was invited to perform at the Kerrville Folk Festival in Texas. It was a life changing experience for him. The audience gave him positive feedback and his CDs sold well. This encouraged him to go on tour. A few months later, he started touring and playing in many major cities in the United States. This journey also gave him chances to view different things beyond his own life. It also inspired him to write more songs. For instance, "5 Days in Memphis" is one of his masterpieces. He has also performed in Switzerland, London, Germany, Milan, Amsterdam, and Hong Kong. On the average, Kevin performs almost 200 gigs a year.

Kevin shared another unforgettable story, which occurred during his travels. Two musicians, George and Andy, were performing together in a bar in Ohio. George, 40, was a singer and jazz piano player. Andy, 82, played saxophone. Their performance was phenomenal, and Kevin was touched. He pictured himself as George and Andy. If he ended up like them, playing in bars when he was older, he thought it would be just fine. Kevin chatted with them, and they invited Kevin to perform on stage. After Kevin's performance, George and Andy gave him a lot of encouragement.

### Career and goals

Kevin started his music career in February 1995. Since then, he has released six CDs, including two special editions written and arranged by him. He also established a music studio, Kevin So & WingBone Music, to produce his music. The reason for naming the studio "WingBone" is that the pro-

nunciation of this word is similar to his Chinese first name. Actually, Kevin cannot really choose his market and he never targets his music at any specific group. His audience is universal, including Caucasians, African Americans, Latinos, and Asian Americans. Kevin believes music is a color-blind, universal language. It has power to communicate with people and connect them together. As long as his songs can express his true feelings and stimulate people's emotions, those people of any color may support him.

Kevin points out a myth that a performer has to establish some sort of legitimacy. If he or she is famous, people believe him or her. If not, it might be very difficult to survive in this competitive music world. Therefore, Kevin established his music studio to provide more services related to music. For instance, his studio will also produce other acoustic artists' work. It will also become a music education center, which would offer all kinds of music for the community. Thus, "Kevin So & WingBone Music" will serve as Kevin's backup plan. He also wants to change his focus to teaching music from performing when he turns forty. Consequently, this studio also can facilitate this education service.

At present, he would like to write more songs to dedicate to his father. He also plans to turn the time back to 1982, when everything was simple to him, and touch those feelings again. He thinks now he is smarter, but he was happier then. He wants to search for that happy, simple life in his memory and infuse those emotions into his songs.

In five years, he wishes to have people work with him and have musicians and a band play with him. In terms of his career goals, he wants to perform his music in venues with thousands of seats in major cities in the world and share this achievement with his family. He also wants to contribute to the Asian American community by giving lectures to kids, teaching them music, telling them to stay away from drugs and guns, and inspiring them to express themselves through music. As mentioned, his studio will become an open-minded music education center and serve as a library of music for kids and young adults. There, they will be able to listen to all kinds of CDs, and watch musical videos. That is also one of his plans to contribute to the Asian American community.

Kevin has performed at many charity fundraising benefits for organizations such as The New England Home for Little Wanderers, and the American Heart Association. He believes music and the arts are a very powerful and non-violent way to make the Asian American community better. He agrees that some stereotypes of Chinese characters exist in people's minds because many of the stereotypes are true. Changing these stereotypes is up to the community. It has to band together and make a difference.

In the end, Kevin would like to give some advice to kids and young adults who learn music and choose it as their careers. He encourages kids and young adults not to be afraid of taking chances. He reminds them to be careful and stay away from drugs. Sharing with his personal painful experience, he analyzes that, in many cases, drugs, social aspects, sex, and money issues usually come with music. The culture of the music world makes people easily confused about the status of being a musician. These kids and young adults might lose their sight of music or even themselves. Kevin also suggests they learn about their culture and evaluate their past. It helps them to stay conscious and keep them ahead. That is why Kevin keeps documenting his life by writing songs. Also, he wants kids and young adults to keep in touch with their families and maintain a proactive relationship with them.

Kevin believes the prize comes with hard work. Therefore, he continues to write more songs and perform his music.

### Upcoming Kevin So Performances:

April 7 and 8: "Club Passim" (617/492-7679) in Harvard Square.

March 3: "Circle of Friends Coffeehouse" (508/528-2541) in Franklin, MA.

March 8: Tufts University, Somerville, MA

March 10: "Coffee and Soul Coffeehouse" (413/773-5018) in Greenfield, MA.

For more info, visit [www.KevinSo.com](http://www.KevinSo.com).



# 認識骨質增生

林諧倫醫師

骨質疏鬆症是因為身體骨頭骨質流失，造成骨頭密度缺少的一種骨頭疾病。成長期的孩子，其骨骼形成的速度比分解的速度快，新骨可以大量積存，因而迅速長高，到了20至30歲時，全身骨質量達到最高峰；30歲以後，鈣從骨骼移出的比積存的多，人的骨質量便開始減少骨骼的密度漸漸變小，呈現中空疏鬆、脆弱而易骨折等現象，女性由於骨架及骨質量比男性小，患本症的機會就較高，加上更年期之後，雌性激素分泌停止，骨質流失就更快，這就是骨質疏鬆症。在美國有兩百八十萬的人患此病。其中百分八十是女性。是造成美國每年一百五十萬人骨折的主要原因。

造成骨質疏鬆症的原因可分為原發性和次發性。原發性骨質疏鬆原因包括老化、停經所引起，一般以東方人及白種人、更年期後婦女、老年人等罹患率較高。而次發性骨質疏鬆則由一些疾病或藥物所引起的骨質流失在臨床上通常無明顯的症狀，所以有"寂靜之病"的稱謂。一般人容易輕忽存在。待骨折發生，照X光片後，才發現有異常現象，骨質已流失百分之三十以上了。當您有下列症狀，有可能是骨質疏鬆的現象，應立刻檢查診治——

1. 開步走或身體移動時，腰部感到疼痛。
2. 初期背部或腰部感覺無力、疼痛，漸漸地成為慢性痛楚，偶爾會突發劇痛。
3. 駝背，背部漸漸彎曲。
4. 身高變矮。

骨質疏鬆症一旦確立，一定要與醫師配合，才能防止骨質疏鬆繼續擴大。嚴重的骨質疏鬆症需要用藥物治療，如鈣劑、雌激素（女性荷爾蒙）或抑鈣素。

而比較輕微的骨質疏鬆或日常生活的保養，通常醫師會指導患者在飲食及生活上作改善，比如：

1. 保持均衡的營養，幫助體內吸收到足夠的鈣質
2. 多喝牛奶及食用乳製品（如優格、乳酪、冰淇淋等）
3. 避免食用過多的肉類及加工食品，因其中過高的蛋白質與磷質會阻礙體內鈣的吸收。
4. 多選食連小骨頭一起吃下的食物，如小魚乾、罐頭、虱目魚罐頭等。
5. 多食用含鈣量高的食物，如豆類、豆類加工製品、雞蛋、芹菜、油菜、魚貝類、海藻、髮菜等
6. 平時少喝酒、抽菸，以免降低體內雌激素，妨礙鈣的吸收。
7. 在生長期、懷孕期、授乳期，應更注意攝取充足的鈣，可防止日後骨質疏鬆。

此外，還需注意日常保健，多曬太陽、做運動都是預防骨質疏鬆的保健之道。

## 買賣住房的密談

如果您要買房，不但要看房子，還要聽聽。很多人買了房，住進去以後才發現附近街道上往來車輛喧鬧嘈雜，附近機場上飛機起飛降落轟鳴，實在難以忍受。為了避免日後承受聽覺上的無窮痛苦，決定買房以前應該選擇幾個白天和夜裡不同的時間去房子附近看看、聽聽。

根據法律，房東有權拒絕接受那些個人收入太低，無力負擔房租的人為房客；但是，如果只是因为接受公共補助（諸如社會福利或住房補貼）而拒絕接受這些個人為房客則屬違法行為。這種歧視。

如果是在一個對賣方有利的市場上買房，作為買方，最好去掉那些多餘的附加條款，但是也要注意留餘地。也許您很願意去買掉一些詞句，諸如「視情出售現有住宅」，這類的話；可是千萬別把附加條款中的核心內容（諸如房屋抵押貸款的批准和房屋的檢查）丟掉。放棄這些旨在保護消費者的主要條款。

款，也許會有利於您在投標競爭中取得勝利，但也可能會讓您後來追悔莫及。當房屋抵押貸款與房屋淨值的比率達到80%的時候，新法律要求取消私人房屋抵押貸款保險。但此項新法並不適用於聯邦住房部（FHA）保險的房屋抵押貸款。當您衡量申請聯邦住房部貸款的利弊得失時，應該把上述條件考慮進去。（周俊文譯）

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## Brookline Recreation Department Seasonal Openings

**Swimming Pool Lifeguards and W.S.L.**  
Qualifications for this position include: current Water Safety Instructor and/or current Lifeguard Certification, current CPR-Basic Life Support Certification and Standard First Aid. Salary range from \$6.75 to \$11.23/hour.

**Assistant Recreation Leader**  
Positions include: skate guards, referees, gym program staff, after school counselor. Responsibilities may include supervision of children, clerical work at the different facilities, interaction with public including parents, children and staff of the Town of Brookline. Qualifications include but not limited to: Experience with children including specialized training and education; oral and written communication skills and a general knowledge of the importance of recreation. Salary range is \$8.26 to \$8.90/hour.

**Bus Driver**  
Qualifications: Department of Public Utilities School Bus Driver's License CDL and a copy of Registry of Motor Vehicles driving record for the past three (3) years. Working shifts may include early morning, evening and weekend hours. The position services many children and adult programs throughout the year including out of town and state trips. Salary range is \$12.27 to \$14.00/hour.

**Activity Specialists**  
Position includes: Arts & Crafts, Music, Dance, Aerobics, Sports and Aqua Specialists. Placement may include duties at, but limited to the Summer Camp Programs, Morning Play, After School, the Swimming Pool, Main Gym, Skating Rink or the Recreation Center. Responsibilities to include: Instruction of specialized activity or skill to children and/or adults during a planned program for a specified amount of time. Salary range is \$9.22 to \$20.00/hour.

**Facility Clerk**  
Facility manager, must possess good oral and written communication skills, able to provide quality leadership to part time/seasonal staff, be motivated, creative and have experience in supervision and possess a genuine interest in serving the community. Salary range is \$10.03/hour.

For the vacancies described above, job applications are available by contacting the Brookline Recreation Department, 652 Hammond Street, Chestnut Hill, MA 02467. For more information call (617) 730-2069 or (617) 739-7531 FAX or (617) 730-2327 TDD for hearing impaired only. Applications will be accepted through May 25, 2001.

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## Working @ WELLESLEY COLLEGE

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## Advisor to Students of Asian Descent & Career Counselor

Wellesley College encourages applications for the position of Advisor to Students of Asian Descent and Career Counselor. The position is full-time in the Student Life division, flowing between two areas of responsibility.

As Advisor to Students of Asian Descent, facilitate and promote a greater understanding of the cultural issues and interests of Asian international and Asian-American students by working directly with students, advising organizations, serving as a key resource for faculty and other administrators. Candidates must have knowledge of issues related to both Asian international as a group and Asian-Americans as a group, as well as differences between those two groups.

As Career Counselor, provide individual career counseling and resources to students and alumnae. Develop and present career-related programs and workshops. Manage Peer Resource Advisors. Coordinate career panels. Utilize Internet to provide cutting-edge career-related resources.

Requirements: Bachelor's required, Master's preferred and 2+ years' working with Asian issues and career counseling or equivalent experience. Computer literacy with knowledge of PowerPoint, Excel and Word. Must have excellent written and oral communication skills. Knowledge of career fields applicable to liberal arts graduates helpful. Understanding of the similar experiences faced by Asians and Asian-Americans as minorities in the United States, as well as sensitivity toward cultural and social concerns of students adjusting to college life. Desire to facilitate the positive experiences of Wellesley students of Asian descent at the College; ability to educate our community regarding the concerns of the Asian and Asian-American students.

If interested, send cover letter and resume indicating specific position to: Human Resources Office, Code: SAM3/2, Wellesley College, Wellesley, MA 02481 or by email: working@wellesley.edu. Applications will be accepted until the positions are filled.

Wellesley College is an AA/EEO employer.



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# 走馬觀花暢游大湖區

高路

來美國後，東岸及西岸都跑過了，中部及南部卻沒有去過。一直都想到了中部去看看真正的美國，總是沒有機會。前不久來了一位同窗，華東師大的博士導師，到哈佛做研究，有一筆錢，想去芝加哥看看，沒有人陪，所以找上了我，我則正好有閑，一拍即合，定下行程，直奔大湖區。

大湖區地處中北部，以密西根湖為中心，北與加拿大連接，周圍有大小五個湖泊，故又稱五大湖。環繞密西根湖的包括密西根州、威斯康辛州、伊利諾州和印第安那州。這幾個州在美國中部算是較發達的，尤其是伊利諾州的芝加哥與密西根的底特律，一個是除紐約外美國最重要的金融中心，一個是世界著名的汽車城，大湖區在美國的重要性，排在東部及西部之後，位居第三。

大湖區在美國政治上也是極重要的地區之一。芝加哥是民主黨重鎮，這裏的黨派勢力很大，克林頓在告別白宮之前特別到芝加哥去向當地人民表示感謝，他表示1992年當選總統及其後1996年連任，如果沒有芝加哥人的支持，是很難做到的。他說：「如果沒有芝加哥人和伊利諾伊人的支持，我可能當不上美國總統。那是8年前，1988年的事了。當時只有我母親認為我可以當選美國總統。」而芝加哥人對克林頓離開白宮也感到傷心，1996年民主黨代表大會在此召開，當地人對民主黨的支持十分有力。

有湖便有景，光是聽一聽五大湖這個名稱，便夠令人神往的。我小的時候一到洞庭湖、鄱陽湖、西湖、東湖、千島湖、白洋湖這些名稱，就很想去那里看看。我喜歡的自然景色，水勝于山。托讀書的福，除白洋湖，其它幾座湖都游過了。印象中，千島湖記憶最深，80年暑假去黃山玩，下了黃山後到安徽歙縣，然後坐小船從千島湖至杭州，一路湖光山色及淳樸民風，極有好感。幾年後在千島湖發生了台灣遊客集體被殺慘案，民風的劇變，使人不敢想象。

大湖區的名聲雖大，但當我剛到美國的時候，住在我隔壁的一位鄰居卻告訴我芝加哥的治安很差，說是他的朋友住在芝加哥，常被黑人打劫。有一天晚上，一群黑人開車到他住的樓下一戶人家入室搶劫，這家人不在，他聽到動靜，從窗戶中探頭出去看看，下面的黑人舞著槍不許他報警，嚇得趕緊關窗不敢吱聲。鄰居這一說，使我對芝加哥抱了戒心。想不到此次一去，真是耳聞不如實見，感覺大變。這座城市，乃是我到過的都市中，最漂亮、城市建築最有氣魄的。紐約、東京、大阪、香港、洛杉磯、舊金山、西雅圖、波士頓都及不上它。我那位同窗去過倫敦及巴黎，也說不及芝加哥。

芝加哥的城建格局，是依密西根湖而建，從南至北，右邊是浩瀚的大湖，左邊是狹窄的湖濱大道及三條寬數十米的綠化帶，南北延伸十多公里。上海的外灘也是類似的建築格局，但氣魄小很多，主要是黃浦江不夠寬闊，而建築物離江邊又太近，與芝加哥一比，顯得小里小氣。芝加哥的建築，很多是著名現代派設計師的手筆，造型很特別，在現代城市建築史上也是有名的。從我個人的感覺來說，芝加哥除了緊靠密西根湖這一天然優勢外，城市建築氣魄大的主要原因，在于中間那三條加起來百餘米寬闊的綠化帶和那條湖濱大道。以前看過一部有關貓王的電影，其中有一個鏡頭是拍他坐敞篷汽車從湖濱大道進入芝加哥，得意得很。這次也依樣畫葫蘆，開車從北面的西北大學南行，沿湖濱大道直穿芝加哥，感覺好極了。

芝加哥的城建格局，是依密西根湖而建，從南至北，右邊是浩瀚的大湖，左邊是狹窄的湖濱大道及三條寬數十米的綠化帶，南北延伸十多公里。上海的外灘也是類似的建築格局，但氣魄小很多，主要是黃浦江不夠寬闊，而建築物離江邊又太近，與芝加哥一比，顯得小里小氣。芝加哥的建築，很多是著名現代派設計師的手筆，造型很特別，在現代城市建築史上也是有名的。從我個人的感覺來說，芝加哥除了緊靠密西根湖這一天然優勢外，城市建築氣魄大的主要原因，在于中間那三條加起來百餘米寬闊的綠化帶和那條湖濱大道。以前看過一部有關貓王的電影，其中有一個鏡頭是拍他坐敞篷汽車從湖濱大道進入芝加哥，得意得很。這次也依樣畫葫蘆，開車從北面的西北大學南行，沿湖濱大道直穿芝加哥，感覺好極了。

芝加哥人比波士頓及紐約人熱情，也許是我們運氣好，問了幾次路，都碰見好人。一次我們找旅館，從地圖上看就在附近，但找來找去找不到，恰好有一個人在廢物箱邊撿廢物，周圍又沒有旁人，沒辦法只有硬著頭皮去問他。這人一聽我們要找的路，想了半天才指了一個方向，道謝後走了沒多遠，那人騎了自行車追了上來，說是他也不能確定我們找的路究竟在那里，要我們站著

等他一會，他騎車到周圍去找找。很快這人就回來了，指點了確切的走法，很使我們感動。另一次也是向一個騎自行車的人問路，那人怕我們迷路，還特意問我們需要不需要地圖。

在芝加哥時，正好是湖濱公園系列音樂會期間，晚上隨意去那里走走，看到有演出，是交響樂，就去聽了一場，免費。場內聽眾，絕大多數是老人。交響樂在美國年輕人中是不受歡迎的，聽眾以中老年居多。不象中國大陸，年輕人以聽交響音樂會為時髦，好像只有上檔子的人才會去聽。芝加哥交響樂團與波士頓、紐約、費城及全國廣播公司交響樂團並列為全美五大交響樂團，在世界上與柏林、維也納、倫敦交響樂團比肩，都是頂尖級的。

從波士頓去芝加哥，我們是坐灰狗巴士，買一張來回票可以兩人同行，條件是兩人必須同去同回及不可有周末出發。一路上經過紐約、賓夕法尼亞、俄亥俄、伊利諾斯，行程一千六百公里，連休息帶轉車，車程化了二十一個小時。沿路欣賞不同風景，風光各異。回來時，半夜穿行俄亥俄與賓夕法尼亞山區，暴雨傾盆，雷電交加持續五個小時，害得我一夜沒睡。在芝加哥參觀了芝加哥大學及西北大學後，又租了一部車，開去密西根大學及威斯康辛大學。為了趕時間，從芝加哥去密西根大學，再從密西根大學去威斯康辛大學，十二個小時開了一千五百多公里，累得夠嗆，回到家裏睡了足足一天。

這次去的四所大學，校園都很漂亮，尤其是西北大學及威斯康辛大學，都在湖邊，更美。威斯康辛大學所在的麥迪生城，連續幾年被評為全美最佳居住地區，我以為如何之好，也是眼見為實，去後大失所望，與芝加哥的情況正好相反。這也許是一種心理因素在起作用吧，期望不可太高，太高不容易得到滿足；反之，低了也許會得到意外之喜。

從學術聲望來看，芝加哥大學最高，芝加哥大學的經濟系全美數一數二，經濟學界的芝加哥學派勢力很大，其理論影響美國及世界經濟的發展。該系好幾位教授得過諾貝爾經濟學獎。當年趙紫陽搞經濟體制改革，也受到這一派理論的影響，後來開出的六四學潮，與此也有些關係。密西根大學的當代中國研究可與哈佛大學的費正清中心相比，美國政府主管東亞事務的官員及白宮中國問題智囊，很多都出自該校，可以說該校主導了近年的美國對華政策。目前小布什入主白宮，他的政策智囊多來自加州，所以密西根大學的影響可能就不

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如以前那樣大了。該校的音樂系也不錯，已經辭職的中央交響樂團總監陳佐煌就是在該校拿的博士學位。西北大學和威斯康辛大學在美國也是排名前五十位之內的名校，不過，與哈佛、伯克萊、麻省、史坦福、耶魯相比，還差了一節。



人物專訪

那個東方男孩：

實力派創作歌手——蘇永斌

周育如採訪

華裔歌手作曲家蘇永斌 (Kevin So)，在新生代音樂家中堪稱為佼佼者。Kevin曾獲得「波士頓音樂獎」提名達六次之多。他找到了自己獨特的曲風：融合傳統藍調、民歌、爵士樂及動感節奏。透過這次訪談，讓我們對Kevin的音樂才能、成長背景、學習過程、音樂曲風、創作靈感、職涯發展、以及對社區的貢獻，有所了解，現在就讓我們一起來認識他——Kevin So。

成長背景及學習過程

美國是一個民族大熔爐。Kevin即出生成長於人波士頓地區。對他而言，很難以二分法區分他是純中國人或是純美國人；但當他在接觸美國文化時，他覺得自己偏向華人多些。雖然他希望自己會寫中文，但他能和家人以流利的廣東話溝通，也喜歡吃雲吞麵。事實上，美國是由許多不同的人種所組成，Kevin即認為美國人並非只限於白皮膚藍眼睛；因此，他將對種族和諧的期盼表露於他的歌曲：「Just Like You (I'm an American)」當中。

Kevin一向對自己在音樂的表現，非常有信心。他自小即發現擁有音樂天分，常常能跟著收音機哼唱，而且唱得很好；他說老天賜給了他好歌喉。而他的家人亦充分支持培養他的天分。Kevin十一歲時即跟著哥哥姊姊去上古典鋼琴課，學得非常有興趣。十四歲時，他亦開始和Louis Stigel老師學習小提琴，而Louis Stigel老師成了Kevin的偶像，因為Louis Stigel老師才華橫溢，精通許多樂器。Kevin希望自己能朝一日也能達到像老師那樣高的水準。當他回想這段往事，覺得那是非常具有挑戰性及有意思的學習經驗。現在，Kevin除了會彈鋼琴、拉小提琴之外，還擅吹口琴、彈奏吉他和電吉他。

另一個鼓勵Kevin繼續培養其音樂才能的成就是在他十年級的時候。他應邀於Faneuil Hall Marketplace Cabaret表演。那是一個很大的榮耀，因為當初只開放十六個名額給所有紐英格蘭六州



的學生，而在幾回合的嚴格甄選後，Kevin入選了Faneuil Hall Marketplace Cabaret的音樂指導Deborah Henson-Conant女士，亦幫助Kevin發揮他的才能。Deborah Henson-Conant女士鼓勵Kevin演唱藍調歌曲，她並為Kevin量身訂作寫曲，讓Kevin能表演發揮。

Kevin除了擁有音樂天賦外，亦有不少演戲的細胞。在結束Faneuil Hall Marketplace Cabaret為期一個暑假的音樂表演及訓練課程後，Kevin加入「波士頓青年劇院」的戲劇演出。同時，在學校他亦參加了四個音樂社團。這些社團得在學期末的「音樂之夜」上臺演奏；而正巧這天Kevin也必須在「波士頓青年劇院」演出。這令他非常地為難，因為這兩個活動他都很喜歡，最後，他為了不辜負小提琴老師Stigel先生的期望，他選擇了高中的「音樂之夜」。這是一次關鍵性的抉擇，因為若Kevin選擇了戲劇，則他現在可能是一位演員了。

高中畢業後，Kevin進入南加大主修爵士樂。原本Kevin想主修聲樂爵士，但南加大當時並沒有開此一課程；因此他繼續學習爵士鋼琴。但是當Kevin大四時，一個十六歲的高中生讓他結束

了彈奏爵士鋼琴這條路 (Kevin半開玩笑地說著)；這個青少年琴藝之高，讓Kevin自嘆不如，驚覺無法以爵士鋼琴為其本業。在南加大時，Kevin亦和同學合組樂團，取名「SquareOne」。他們在學校的派對及洛杉磯的一些俱樂部表演；然而他們因缺乏經驗，最後樂團解散了。當Kevin回首從前，他覺得事實上很多問題是出於為人處世方面，而非音樂本身。

當Kevin決定走上音樂這條路時，他母親非常擔心他；因為她完全不熟悉音樂界的環境。他母親建議他何不主修電腦，選擇大多數華裔第一代所從事的電腦業；而且在音樂界，努力付出所換來的可能僅是微薄的報酬。儘管如此，Kevin對自己的決定不後悔，他相信除了金錢之外，還有其他的報酬，而那正是他所創作出的音樂，以及藉由他有意義的歌曲，對他人產生正面的影響力。當然，Kevin的家人尊重他的選擇，並永遠支持他。他的父親去年剛過世，在世時一直抱著「由他們去」的哲學，亦即尊重孩子的意向，看著他們，並適時給予指導與忠告。而他的哥哥姊姊從小即是他的好榜樣，亦是一直支持他。雖然他母親對他憂心，又無從提供他任何音樂工作上的協助，但是她確實是不斷地給Kevin濃濃的母愛，時時關照他。Kevin將他父親生前的談話收錄於他的CD「Along The Way」當中，在這片專輯中他亦介紹了他father——Keith。

音樂曲風與創作靈感

Kevin相當喜愛黑人音樂：藍調、爵士樂及饒舌歌。他的歌曲深受Bruce Springsteen, Billy Joel, Stevie Wonder, James Taylor, Bob Dylan, Lionel Richie, and Robert Johnson等歌手或作曲家的影響；他的曲風融合了動感節奏、藍調、爵士樂、及民歌。他填詞時引用了許多的比喻，加深了歌曲的意境；以及在句尾使用英文韻母，讓歌曲更流暢。Kevin對事物的觀感極為深刻，他所觸及的話題亦十分廣泛；他提到許多

社會問題，例如倡導種族和諧；他亦在歌曲中分享他對家人及旅途見聞的真實感受。此外，Kevin也寫輕鬆有趣的情歌。他獨特的曲風已引起音樂界Richie Havens, Martin Sexton, Ellis Paul, Chris Trapper, Mary Lou Lord, 及David W. Cole等前輩或同行之注意，並深獲欣賞。

Kevin一直致力於創作，從十四歲即開始填詞譜曲，至今已寫下五百多首曲子，其中一百多首曾於公開場合表演。Kevin的創作靈感是來自壓力、憤怒掙扎，或日常生活的種種感受——而所有的情緒引發一種急需釋放的衝動——就轉化成情感充沛的文字與音符。

Kevin認為一般剛下筆時很容易，但要將一首曲子完成，可能很困難；這全憑創作靈感而定。有些歌曲只花了五至十分鐘即完成，有些曲子甚至得花上一年半載。Kevin為他父親而創作的「The Great Wall」即花了兩年時間才完成。

Kevin另一創作靈感來源，則是藉由旅行各地巡迴演唱所啟發。在1996年春天，Kevin應邀於德州著名的Kerrville Folk Festival表演；對他而言，這是一次生命的轉捩點。當時現場觀眾對他的演唱給予熱烈的回應，而他的CD亦非常暢銷；這次成功的經驗讓Kevin相當地振奮，並體認到他必須巡迴演唱。於是數月之後，Kevin展開行程於各大城市表演。巡迴演唱讓Kevin有機會增廣見聞，當然也激發他創作更多的歌曲：例如「5 Days in Memphis」即為一首描述旅程之佳作。Kevin除了在美國境內走唱之外，亦曾於瑞士、倫敦、德國、米蘭、阿姆斯特丹，及香港等地登臺。Kevin一年平均表演高達兩百多場。

Kevin亦和我們分享了旅程中所遇到的另一個難忘的故事：在Ohio州的一個酒吧內，兩位音樂工作者George與Andy一起表演。George年約四十來歲，是位歌手及爵士鋼琴演奏家，而Andy則是位歌手及爵士鋼琴演奏家，而Andy則已八十二高齡，擅吹薩克斯風。他們長期的合作友誼與相互尊重，使他們培養了良好的默契。精湛的表演讓Kevin十分動容，他甚至將自己幻想成他們，想像若當自己年歲已大，而最後仍落於小酒吧演唱，他覺得到那時候他也是能處之泰然。Kevin亦趨前和他們閒聊，他們也反邀Kevin上臺獻唱。當Kevin表演結束時，George與Andy皆豎起大拇指，給予讚揚與鼓勵。

音樂職涯與目標

Kevin於1995年一月正式展開音樂職涯。在這幾年中，他一共發行了六張CD，其中包括兩張 Limited Edition EP；所有填詞譜曲的創作與安排，幾乎由Kevin自己一手完成。他亦成立了一個人音樂工作室——「Kevin So & Wing Bone Music」錄製自己的歌曲；之所以取名為「Wing Bone」乃因此字發音與Kevin的中文名「文斌」相近。此外，Kevin認為他無從選擇他的市場及聽眾，而他也從未對特定的聽眾群創作音樂；事實上，他的聽眾是跨族群的：許多白人，黑人，拉丁裔，及亞裔相當支持他的音樂。Kevin相信音樂是一種既色彩且全球化的語言，它擁有與人溝通及結合人群的力。只要Kevin的歌曲能表露他真實的感受，並能引起他人共鳴，則這些人必不分膚色皆有可能會支持他。

Kevin指出一個迷思：一位表演者應或多或少建立其合法性，換言之，若這位表演者很著名，則人們就會相信他的才能；但若知名度不夠，則可能很難在此競爭激烈的音樂界生存。因此Kevin成立了一音樂工作室——「Kevin So & Wing Bone Music」準備將來能利用它提供更多與音樂相關的服務。例如，不久後音樂工作室亦會為其他音樂工作者製作專輯，同時Kevin會在工作室中成立一音樂教育中心，提供社區各種CD。所以Kevin亦考慮當他四十歲時，或許會退隱幕後從事音樂教育；而工作室亦可加入提供教育方面的設施。

目前Kevin打算寫更多歌曲給他的父親；他計劃回到1982年，當任何事令他覺得仍是非常單純的時候，他想再度接觸那些感受。他認為現在是較聰明了，但當時他倒是比現在快樂些；因此，他要從記憶中尋回那快樂單純的日子，把那股情緒溶入他的歌曲當中。五年後，Kevin打算僱人與他一起工作，有音樂家及樂團隨他一起表演。提到職涯目標，Kevin期盼能於世界各大城市中有千百個座席的表演廳盡情表現他的音樂才能，並將此榮耀與他的家人分享。同時他也想對我們的社區盡一份心力：為孩童們上課，教授音樂，告訴他們要遠離毒品與槍械，並啟發他們以音樂來表達自己；如上文所述，他的音樂工作室將會成為一個心胸開放的音樂教育中心

，並指導年輕人的音樂創作。7月，他們可以聆聽各種CD觀賞音樂錄影帶；而這亦是Kevin貢獻社區的計劃之一。

其實，Kevin已在許多慈善團體的募款活動中，藉由歌唱表演發揮勸募的號召力：The New England Home for Little Wanderers, the American Heart Association等慈善機構，皆有Kevin的足跡。他一直冀望能以自己的音樂來影響社區；他認為我們可利用音樂與藝術這項非常有力且不具暴力的方法，來改善我們的社區。Kevin同意人們心中仍存有一些對華人的刻板印象，因為在那些刻板印象中，很多都是真的。而事實上改變這些刻板印象是操之在我們的手中；我們應團結起來，一起檢討改變它。

訪談結束前，Kevin亦對學音樂或有志從事音樂工作的孩童及年輕人提出良心建議及諄諄告誡：Kevin鼓勵他們對爭取機會不要感到恐懼，提醒他們要謹慎小心遠離毒品；他以過來人切身之痛的經歷，分析指出：很多時候，毒品、社交圈、性、及金錢問題常常伴隨著音樂而來。音樂演藝圈的複雜文化容易讓人對於成為音樂家的過渡階段感到迷惘困惑；而這些孩童及年輕人可能因此而喪失他們對音樂的見識能力，甚至自毀前程。所以Kevin建議他們學習自己的文化，時時檢討反省；因為這樣可以使他們隨時保持清醒，知道自己在做什麼，讓他們繼續往前走。這就是為什麼Kevin將他的生活以作曲的方式一一記錄下來。同時，他亦希望這些孩童及年輕人能與家人保持聯絡，讓他們的家人了解自己的狀況，以便在發生任何事前，能給予必要的協助與支持。

Kevin相信獎勵是來自於勤奮地工作，因此他不斷地創作寫歌與表演音樂。讓我們一起支持這位貢獻其天賦關懷社區的音樂家——Kevin將於四月七日、四月八日晚間於Harvard Square的「Club Passim」進行表演，詳情請電洽 (617) 492-7679，或上Kevin的網頁查詢，網址是：www. KevinSo. com。

Kevin So其他表演時間：  
三月三日晚間八點於「Franklin's Circle of Friends Coffeehouse」，電話 (508) 528-2541  
三月八日晚間九點於「Somerville's Tufts University」  
三月十日晚間七點於「Greenfield's Coffee and Soul Coffeehouse」，電話 (413) 773-5018



談談交際舞

起舞弄清影

歡樂滿波城

中西舞廳文化差異

有些華人受到母國舞廳文化影響，想到跳舞，就想到亞洲的舞廳和夜總會，充滿著羅曼蒂克的氣氛、迷離的燈光、甚至伸不出的五指，以及醇酒美女等。然而，我們必須瞭解的是，在美國，社交舞是社會高級社交方式之一，舞池燈光明亮，在氣質上具有專業態度。

舞蹈的種類

所謂「國際標準社交舞」，大致可分為：「現代舞」、「拉丁舞」和「特殊舞蹈」等三種；「現代社交舞」是指：華爾茲、探戈、慢三步（Waltz）、探戈（Tango）俗稱慢四步、狐步（Fox Trot）、快四步（Vienna Waltz）和快四步（Quick Step）等五種。這些舞蹈，從第二次世界大戰前就受到一般人的喜愛，所以對於老舞迷來說，著名電影「翠堤春曉」的故事記憶尤新，聽到「維也納森林的故事」和「美麗的多瑙河」等名曲，仍會隨著其旋律陶醉於那些優美的情景中，都會覺得很懷念。

「拉丁舞」包括倫巴（Rumba）、恰恰（Cha-Cha）、森巴（Samba）、捷舞（美國稱為Swing），除美國之外，其他國家稱為Jive，其基本起源自古巴的改良式，和門牛舞（Paso Doble）是拉丁系的舞蹈中一種，好像是把鬥牛牽到舞池的一種非常激烈的舞蹈。等五種。由於配上中南美洲的拉丁音樂，而被稱為「愛的舞蹈」。都是很受舞迷朋友喜愛的舞。

至於其他的特殊舞，如：曼波、馬舞、扭扭舞和「阿哥哥」等，其中有些產生不久即告消失。而有人以迪斯科來狂舞，歌隨時代而演進，時代亦隨歌曲而變化，同樣地，舞蹈也隨著時代所流行的音樂一起發展改變。

歷久不衰，而且發揚光大的社交舞，一定有其存在的價值。

舞劍童

各種類舞蹈步伐，也隨著時代演進，以及因應國家地區，而各具特色。如最近十多年來，在拉丁舞系中的「倫巴」和「恰恰」，有相當大幅度的改變，兩者都原由一個體式的舞步，改變成為兩人成一組配合的曼妙舞姿。其中「倫巴」的變化更大。倫巴是在一九五零年開始流行迄今，源始是由四個基本舞步，改變為三個基本舞步，加入肢體動作，以取代刪減掉的一個舞步，但是仍然配合著相同的音樂節奏，舞起來儀態萬千。此一改進，使上述兩種拉丁舞（「恰恰」和「倫巴」）顯得更加活潑熱情洋溢，是社交舞史的一大躍進。

「探戈」（Tango）是高度風格化的舞蹈，蘊藏著熱情、清脆的音樂，快速的轉換，特殊的節奏，使它成為舞池很有刺激性的一種舞蹈。大略分為「美國」、「中國」、「阿根廷」和「國際」等以國家為歸類的形式，不單招式不同，連基本步法也相異。美國式的「探戈」基本步法係由三個慢步和二個快步組成，具有美國人做事的精神，很有邏輯，有規則。中國式的「探戈」，嚴格地說，應該是「台灣探戈」，既然台灣是兩岸都公認「台灣探戈」，中國的一部份，所以對台灣是具彈性；因為在數十年來，其起源與發展，在歌舞昇平的台灣普遍，所以稱之為「台灣探戈」，蓋了整個亞洲。其基本步法是由兩個慢步與二個快步組合而成，適合國人的性格，舞姿優美，非常朋友鍾愛。「阿根廷探戈」，於本世紀初期，「阿根廷探戈」的「探戈」，具有那種勇往直前的雄偉。現在的國際標準社交舞比賽，因為我們國際探戈舞前於拉丁舞，儀態萬千的動感，要活潑表現出來，一定難度。

幾多煩惱幾多愁，  
閑來郊外漫步游。  
大地歡笑在等候，  
鳥語花香滿園春。  
樹茂柳綠粉盛夏，  
楓紅松青妝金秋。  
白雪飛飄傲寒冬，  
美景如畫望不休。  
幾度回首幾回頭，  
喜怒哀傷付東流。  
成功失敗論追求，  
創業壯志未見酬。  
好學苦練定到手，  
朝著目標邁步走。  
勤耕勵抹建業後，  
舉杯高歌對酒稠。

大地的笑容

斤火

社區簡訊

波士頓中華耆英會組織專人免費為低收入人士及家庭填報稅息。  
三月十七日閏四月七日兩天（時間均為星期六上午九時至下午四時）。地點在亞瑟士街二十五至三十一號康樂樓。凡需要報稅的，請帶齊有關證件，包括一九九九年報稅存底，W-2表格，生活保證金、補助金證明書，租金收據，銀行存款利息等。  
如有問題請電韓秀婷小姐（617）357-0226轉260分機。

由中華民國僑委會主辦的第四期「海外華商餐飲經營實習班」自三月十二日至三月二十三日，為期十一天。研習內容包括餐飲經營管理課程三十小時，包含烹調新法，品質管理規劃，人事管理與激勵，顧客關係與危機處理，財務控管，開店風水觀，資訊化網絡行銷，內外場溝通管理，採購與存貨處理，連鎖經營等。另外還將組織實地調實物及經驗交流，餐館實地觀摩等。  
凡年齡五十五歲以內，通曉中文，均可至波士頓華僑文教中心報名：  
65 Harrison Ave. 6F Boston MA, 02111  
Tel: 4823292 Fax: 4823387

中華文化促進會將於四月十三日至四月二十一日舉行為期九天的滑動中華文化道遙遊。本團體特點是一次暢遊華東鐵三角：中國最大的商業城市上海，中國最美城市蘇州，中國最古德首都南京。參觀中國詩人陶淵德景色。報名請聯絡：中華文化協會：Tel: 617-471-7192 C/O 12 Wollaston Ave, Quincy MA 02170

華埠安全委員會會議於每月第一周的星期三上午十時半起，在華埠華盛頓街八八八號華信屋會議室舉行。

華埠社區議會會月會於每月地三周的星期一一下午六時於華埠里里街一二五號天主教堂舉行。

C地段將建造政府居屋

LEFA與亞美社區發展協會已將完結發展位於唐人街C地段的政府居屋。在這個星期，BATES與BONG已取得共識，找到新地段來發展。同時，發展商已向低收入及入息稅部門提供申請表。若一切順利，工程將會於秋季開展，於2003年春季完成。  
新地段將會在HARRISON AVE, OAK ST, ASH ST與MASSAUS ST建上。新的政府居屋將會250個單位，24,000呎BONG與YES，再加上10,000呎供社區及服務用途的地方，與及兩層的地下停車場。將會有一半的住客買入及一半的住客租住。115個單位可以供提供。整個工程費用為84萬，參考了29個大廈的設計。發展商相信仍會有機會建設這一類型居屋，並期待再為社區服務。  
發展商將會提供35個廉價單位予低收入人住，幫助需要要德華人，提供他們一個舒適的家。ACDC提供一個粵語講座，如需要粵語及英語資料，請電：MALANXAVIER, 482-2380，分機201

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華美福利會酒店職業英語訓練班將於4月17日開課。如果您有英語基礎，波士頓居民，並有意找酒店工作，請給 Bruce 電話：617-426-9492 分機204

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1. The early bird gets the worm.  
凡事勿遲疑，否則錯失機會。  
"If you can do things early. You will get it first. Or if you hesitate, someone else will get it instead of you. So you must do things in a hurry, and don't delay. Otherwise, you may lose your time, lose your chance."  
(ABE Level 3 - Raymond Lam)

2. Don't put off until tomorrow what you can do today.  
今天的事今天做，莫待明天。  
"This proverb means that the best time to do something is right now, not tomorrow."  
(ABE Level 3 - Hao Hong Qian)



個井然有序的神聖埋葬中心，埋葬中心不僅將成為未來的主要安葬之處，這安葬中心也將是希望山墓園整體設計的精神、就地理位置和精神層面來講都具有相當的意義。先從地理位置觀點來說，墓園的主要入口道路者兩旁將栽種灌木和植物，以創造出一個具有動線指標意義的主要軸線，依設計的概念來說，這個主要軸線具有連接陰陽兩界的隱喻，感受在兩側灌木林夾道壓縮空間的感覺，除了傳達心靈哀戚追思的感傷之外，也另人感受到希臘建築文化柱廊空間的壯烈之情。就死來說，墓園正路口所構成的長軸和兩旁的植物代表通往來生的道路；就生來說，墓園整體空間規劃將是一個神聖的地方，不僅用來表露華人慎終追遠的人倫觀念，也是一個喚醒中國傳統文化的地方。

第三個目標是：公墓公園化的管理，重新規劃和整理墓地的排列方式，使墓地井然有序美觀又整齊。

第四個目標是：除了透過華裔社區的掃墓文化橋樑成功將華人社區融入到大波士頓社區，訪客到墓園也可以學習到源遠流長的中國文化。

希望山墓園的空間和景觀設計也將中國傳統的風水概念融入其中，此外，墓園設計的重點也希望利用中國傳統追思文化來反觀現今的現實文明。墓園建築師林如坤表示，傳統中國墓園的空間設計具有道家思想。我希望透過無形橋樑設計來表達連接生與死兩個世界的設計概念，並且使墓園的整體環境看起來簡潔、優雅和現代，因此象徵連接生命到來永生世界的無形橋樑的設計概念對我從事這次墓園設計來說非常的重要。林也表示，除了橋樑的設計概念，還要引用牌樓元素，就中國的建築文化來說，牌樓也具有地理指標上的意義，也是連接生，死，愛和富貴的轉界點。

新蓋的祭堂將用水泥來建照，仿造中國傳統的飛簷門樓來設計，屋簷上將有飛龍雕繪，埋葬在此死者的姓名，將刻在花崗岩砌成的垂直牆壁上，花崗岩牆壁上也將設置可供插香和擺設供品的地方。牆的前方是一個融合景觀和矮牆設計的八卦形狀廣場，選用八卦形狀是希望為墓園帶來好風水，和幸運。八卦是中國古代的羅盤，代表宇宙合一的觀

念，廣場上也將設置可供燒紙錢的專用地方。

三座用水泥蓋成的牌樓坐北朝南，並且面向埋葬之處，牌樓本身用磚來包裝，上端是刻有中國字的花崗匾額。根據風水之說，面向南方是為了要吸收大自然的活氣，因為南方是「氣」之源。至於為何要有牌樓設計，因為在古代的中國，每一村落都有牌樓，象徵入口和出口，在此則是象徵陰陽分界點。

最後墓園景觀的設計將仿照中國古代建築和村落利用牆的設計觀念來創造環抱的親密感覺，尊重大自然，利用樹木、植物和灌木林來創造延伸伸牆的觀念。樹種和花木的顏色，花香也特別經過挑選用來配合訪客季節性的掃墓活動。譬如說，春天的時候，白色和清新的花香用來象徵純潔和死後的寧靜。夏天的時候，紅色和濃郁的花香用來象徵活潑，和生時的朝氣蓬勃。

甄主席表示，我們希望華裔社區知道整理希望山墓園是屬於他們的計畫。

為了使墓園整理計畫的發展盡善盡美，新英格蘭中華史蹟協會不斷地接納來自華裔社區的建議和意見，也希望把這個整理計畫變成是大家同心協力，共同參與的活動。下一步最大的目標就是籌募整理費用。Brockton基金會提供整個計畫所需要的部分費用，除此之外，中國城和大波士頓地區社區組織的贊助也將是不可或缺的主要金錢來源。

甄主席表示，今年清明節的時候，我們將舉辦一系列的籌募費用活動。讓更多人了解這是屬於華裔社區的計畫而不只是單單屬於新英格蘭中華史蹟協會的維護史蹟活動，希望山墓園整理計畫需要全體華裔社區居民的參與，大家出錢出力才能成功。

任何對希望山墓園整理計畫有建設性的建議，可以寄到：新英格蘭中華史蹟協會(Chinese Historical Society of New England) 地址：2 Boylston Street Boston, MA 02116

賴榮宗譯

## 風水掌相天地

每日筆者都依照慣例在上午九點多鐘到達辦事處，迎接貴客來臨，忽然電話響了，筆者接聽，是一位女士的聲音。

招師傅！我女兒有病，你有時間嗎？來我家睇風水！太太！你女兒有病，立刻帶她去見醫生，風水師不是醫生，不懂得替人醫病，祇懂得指導各人趨吉避凶，化解形煞。我女兒今年七歲，頭痛，發高燒一百零五度入了醫院留醫，病好了出院回家，一兩日，病又復發，又要入醫院。

父母擔憂女兒的病是人之常情，會想到剛剛搬入這屋一兩個月發生女兒入醫院的事，是不是這間新建成的屋風水有問題呢？從朋友處得到筆者的電話及辦事地址。

太太！你搬入新屋居住，有沒有裝修呢？新建好的不須裝修。有沒有選擇一個吉時吉日入伙及掘地種花呢？沒有，招師傅！幫幫忙啦！我現在開車來接你，你等呀！經過25分鐘的路程，到達新屋。

筆者入屋站在大廳的中央位，打開羅盤來定出坐向，取得各人的出生年，月，日，時辰計算，筆者依公式計算出女兒的命卦是乾卦，乾是該屋宅的西北方。

筆者勘察到該屋的廚房是設在西北方乾宮，便進入廚房內察看，究竟有甚麼不妥，原來用來煮食的爐頭設在乾位，火爐壓在乾位，女兒的本命卦是乾，又被火爐壓著，怎會不發燒頭痛呢！

兩夫婦聽筆者解釋之後如夢初醒。趕快將爐頭移往別處安放，女孩的病就會好了。

有一日，筆者在街上遇見太太的兩夫婦，一見面就話：招師傅！真多謝你，自從你到我家看完風水之後，依照你的指導，將爐移到另外一處擺放，我女兒的病好了，很健康，真多謝！

替人睇家宅風水，救人趨吉凶，是風水師的責任，唔使多謝，有不明白的，可打電話來詢問，再會！

招證恩居士

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# 修復墓園，緬懷先人

——波士頓的中華遺跡希望山 (Mount Hope) 墓園整建計劃

去年十一月八日，車子駛近希望山 Mount Hope 墓園時，我很高興看到期待的景象：一系列排著整齊齊整的墓石。這景象就如同新英格蘭中華史蹟協會，紀念計畫委員會聯合主席甄碧鳳所告訴我的一般。車子再繞道墓園的後面時，我也看到了別人告訴我會看到的景象。但是這景象卻不是我願意看到的：有五處正在挖掘的墓穴，然後距離道路不遠處，一堆破裂成二半的白色墓石成四十五度角倒立散落在墓穴各處，枯黃的雜草混合著落葉灑落四周，一副淒涼的景象。

墓園的中央，有一間用紅色磚頭砌造的祭堂，五個可供奉祭品和燒紙錢的凹處。燃燒的香柱和撥開的橘子皮就散落在凹處的附近，從這個景象可以看出，最近才剛有民眾來此祭拜他們的祖先，後來的訪客就必須忍受這種紊亂，不堪入目的情形。

根據甄主席的說法，波士頓公園管理部門已經修復墓園四周的籬笆以阻擋一些破壞份子進入墓園，並且把墓碑排列整齊，除草整理綠地。這些改善環境的措施意謂著公園管理處和新英格蘭中華史蹟協會已經開始密切合作整理希望山墓園。

目前希望山墓園已經成為第一代移民到美國的中國人安葬之所。主要埋葬在此地的華人大多是孑然一身的單身漢，也是最早來到美國工作的中國人。由於前世紀的美國種族歧視移民法律的瀰漫，來美工作的中國人礙於移民法律的限制，無法把自己的家人接來美國，離鄉背井的心理煎熬，加上在餐館和洗衣房長時間的工作勞累，只能賺取微薄的薪資，經濟貧困。大部分的華人後來都被遣送回中國，少部份的人，由於移民法律的限制使他們無法和他們的家人團聚，到最後老死他鄉，就暫時葬在希望山墓園。依據中國的傳統文化觀念，華人死後都希望將來能拾骨後帶回家鄉歸葬。可是因為在中國的家人經濟窮困

，因此無法接回屍骨歸葬故里，到最後暫時埋身之所卻變成永久埋葬之地，再加上後來中國接連發生的事變：中國內戰，世界大戰，韓戰，文化大革命，更使接回屍骨重新歸葬的工作更加困難。

新英格蘭中華史蹟協會的提案報告指出，過去幾年有一些姓氏宗親會，（這些宗親會就如同中國社會的縮影）為了對埋葬在墓園的宗親表達尊敬之意，他們每年季節性的拜訪墓園，整理墓碑，剷除雜草，燒紙錢，供奉水果食物等供品，按照中國的掃墓習俗來祭拜祖先，除了表露華人慎終追遠的觀念，希望帶給死後的人幸運和財富，也冀望先祖庇佑子孫的心願。

新英格蘭中華史蹟協會的提案報告也指出，早期移民來美的中國人後代子孫已經落地生根，漸漸融入美國社會而願意安葬在此，只有較年長的中國人還遵循著傳統中國的掃墓習俗，長時間沒有人關心，再加上一些破壞份子，使得希望山墓園變成現在這種亂葬崗似的景象。

為了防止希望山墓園環境繼續惡化下去，Davis Woo 和 David Y. Wong 在一九九二年成立了新英格蘭中華史蹟協會，來致力保存波士頓的一些中華歷史文物古蹟，包括希望山墓園。最重要的是，也希望藉由他們的努力能夠引起民眾的注意，捐贈資金來修復希望山墓園。

墓園的整建活動也引起麻州大學波士頓分校中美事務研究計畫主席 Peter K. Li 和他的學生的注意，間接促成討論中華歷史文物古蹟在主流美國社會中的地位。Peter 帶他的學生來到希望山墓園，整理墓園的環境。除了表達對祖先的尊敬，也討論如何來整建墓園的大環境。舢舨雙周刊曾經在去年的八月十八日報導過學生整理墓園的活動情形，專文強調這塊墓園對中國社區居民的重要性。

甄表示過去幾年曾經有修復墓園，蓋新祭堂的計畫，但是始終沒有付諸行動。現在新英格蘭中華史蹟協會更付與吳先生和協會的另外一位追悼計畫委員會主席曾茂蘭重任，希望能夠籌募到足夠的基金來整建墓園的所有設施。

千禧年的十二月十四日，墓園整建計畫的主建築師林如坤，甄主席，曾主席和其他一些新英格蘭中華史蹟協會董事會的會員，對 Edward Lee, Soli Browne 基金會（簡稱：Browne 基金會）委員會提報墓園整建計畫，Browne 基金會由市政府機構代表和波士頓藝術協會代表組成。去年六月初，基金會贊助兩萬美元給新英格蘭中華史蹟協會，用來做墓園的設計發展費用，並且聘請林當整建計畫的主要設計師。十二月的提報會中，林對 Browne 基金會做了一次完整的設計提報，並且預估需要美金十五萬元來做第一階段的整建費用，這包含重新建造一個新祭堂。全部的工程費用大概需要五十三萬美元，分成五個階段來施工，六萬美元用作整建計畫管理和一般的管銷費用，二十一萬五千元用來蓋新的祭堂，七萬美元用來美化墓園環境，五萬美元用來開闢墓園道路。

Browne 基金會的委員會目前正在審核修復墓園計畫所需要的費用，基金會將會在一月份做出最後的決定，通知受款人領取所需要的工程費用。

根據 Browne 基金會的說法，這次的整建墓園有四項大目標：

第一個目標是：重新，建造一個具有中國特色的祭堂來取代目前的磚造祭堂，這座新設計的祭堂將是整個計劃的一項重點，在設計概念上，要能夠有效充分地表達出中國固有傳統掃墓文化的特色；在功能上，新祭堂則將是華裔社區用來做祭拜，緬懷祖先的地方。

第二個目標是：將現有的三個分散的安葬場所連接起來，統一規劃成為一

## IMMIGRATION LAW 移民法專業律師

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### 福地留給有緣人

98年的夏天，風和日麗，由主管人帶筆者到 Gethsemane Cemetery 墳場勘察陰宅風水。筆者在墳場之西北方乾宮觀察，見前方有一條又遠又長之順弓馬路環抱，以天心正運推算，現時是下元七運，在這七運期間一直旺至2003年到2004年開始，是值八運，亦能旺到2016年。如果你將先人葬在此區域之旺地，將來的子孫越遠越發，往來馴勝，到處去巡視自己所經營的生意。筆者建議在該區域的白虎方建一個聚寶爐，用來燒金銀衣紙給先人。這樣合乎我們中國人之傳統風俗，以表孝道。

招証恩居士  
戊寅年夏

### 請來參觀



從牛頓市 (Newton Center) 向南走，穿過九號公路，接上Parker街再走0.5哩，接上Dedham街，左轉再直走1.6哩，入口處在右邊。

從波城來請走九號公路往有魯克蘭，從布魯克蘭 (Brookline) 走一號公路往南接VFW，看到Baker街右轉再直走約1,200尺，入口處在左邊。(如看到Home Depot就過了)

從128/95北邊來請接上九號公路繼續往東走約兩哩，會看到Parker街，上坡右轉，在Parker街上走0.6哩接上Dedham街左轉直走兩哩(在右手邊)。從128/95南邊來，走109東，往東走兩哩後，接一號公路上VFW Parkway左轉第二個紅綠燈Baker街左轉，再直走1,200尺(在左邊)。

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Moy 表示，「除了在南灣社區發展委員會的地點討論如何分配基金外，信託基金會的委員們也可在別的地方舉辦公共說明會，解釋基金的用途，設立提案的申請程序，讓有需要的機關、單位和團體，能夠透過申請手續來申請基金。」

目前這筆基金的總額已經超過了以往的連帶開發基金數目。一九九二年，中國城社區已經從社區住宅信託基金會領取了一百萬美元的費用。亞裔社區發展組織運用其中的五十萬美元來興建 Oak Terrace 平價住宅。社區住宅信託基金會目前手頭上還擁有開發商兩千八百所提供的兩百四十萬美元的基金。其中的二百二十萬美元將運用在中國城主要發展計畫中的 A、B 和 C 計劃，這些計劃預定建設開發的範圍包括：中國城的住宅區，一直延伸到西邊的華盛頓街，東邊的夏利臣街，北邊的新英格蘭商務中心，和南邊的麻州九十號州際公路。A 計畫中沒有列出詳細的發展規劃，主要原因是昆西學校就位於此區，B 計畫主要規劃興建 Oak Terrace 平價住宅，C 計畫目前

仍在規劃發展中。

開發商也同時提供了總額八十五萬兩千美元基金占總數一半的工作訓練基金，給社區工作信託基金會。剩下的一半工作訓練基金在今天的六月將會付齊。和興建平價住宅基金的分配一樣，工作訓練基金將分成兩等分給中國城社區和 Roxbury 信託基金會，中國城社區將領取四十二萬六千美元的費用。和千禧大樓開發商提供的連帶開發基金管理方式一樣，波士頓南灣社區發展協會將扮演基金運用的諮詢角色。

另外一項開發商對波士頓社區的貢獻是創造工作機會。在大樓的興建工程進行中，開發商將提供超過一千個工作機會，其中百分之五十的工作機會給波士頓的居民申請，百分之三十保留給少數民族，百分之十給婦女。雖然有提供保障工作機會給少數民族的協議，可是由於大部分的工程在波士頓市區進行，大樓建設開發委員會只聘請加入工會勞工，而大部分的中國城居民並沒有加入工會組織，這造成了一個矛盾的現象，也達不到開發商提供百分之三十工作機會給少數民族的目標。CPA 協會的



上圖：連帶發展基金將投資\$400,000在林肯大道的地下通道上建造一個公園連接中國城，屆時所有的車將從地上改走地下。

整個建設工程完成後將創造四千個以上的永久工作機會。大樓開發商會要求以後的租戶機關、單位和團體和波士頓市政府要求簽署一份提供工作機會同意書，根據這份同意書的規定，大樓的租戶機關、單位和團體必須要在刊登求職廣告前五天先通知波士頓市政府工作就業銀行，這樣做的目的是用來保證社區的居民能夠比別的居民早得知工作機會訊息。加上工作訓練基金若能提早運用，社區的居民就能夠提早接受工作訓練，以便能夠迅速獲得租戶所提供的機會。

林肯街一號大樓建設開發商和千禧大樓建設設計一樣提供兒童醫療補助費用。林肯街一號大樓建設設計提供的一百二十五萬美元的兒童醫療補助基金也是中國城社區到目前為止所收到的最大一筆費用。建設完成後，這筆基金就會撥款給波士頓重建委員會保管。因此還有三年的時間可以讓中國城社區計畫如何來使用這筆費用。Roxbury 社區就沒有這麼多，因為十八項計畫中就已經包含更新 Roxbury 社區的兒童醫療設備。同樣地，波士頓南灣社區發展協會扮演兒童醫療補助基金運用諮詢的角色。

Moy 表示，「我們會舉辦公共的說明會來解釋這筆基金的用途。中國城社區提供兒童醫療服務的機關團體，可以藉此機會提出他們的需求。」

另外，大樓開發商也將從連帶開發基金抽取三筆各十萬美元的補助費用，提供給波士頓重建委員會、中國城南灣社區發展協會、和十八項計畫委員會，用來彌補這些社區在一九八八年到一九九二年間規劃社區受惠計畫中所支出的人事管銷費用。

一九九六年到一九九七年間，開發商提供的最後兩筆連帶開發基金受到經濟問題的影響。一九九六年底，波士頓銀行停止十八項計畫的發展，因為工程問題導致法律訴訟，所有關於整套受惠計畫的行動方案全部暫停執行。雖然有波折，Roxbury 社區還是收到受惠計畫中的擬定好的補助款項。目前東北大學擁有第十八項計畫。一九九七年的時候，因為經濟成長指數下降以及大波士頓地區的房地產價格下跌，原先的主要開發商 (Metropolitan

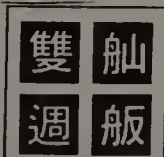
經理，也是少數民族開發商代表，Daniel Chan 表示，到兩千零二年，

## 本報徵

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(Tan Structures) 準備放棄整個建設開發計畫，結果是哥倫比亞廣場協會 (Columbia Plaza Associates) 買下這些組織投資的股票利息收入。在整套開發計畫中，中國投資合夥有限公司 (簡稱：CILP) 也是哥倫比亞廣場協會的投資人之一。同意指定中國慈善協會 (簡稱：CCBA) 接受中國投資合夥有限公司資本財重新調整後的百分之十淨收入。Chan 表示，中國慈善協會只能接受這些利息收入，但是不能持有任何資產，這相當於接受慈善捐助。就如前述所提，哥倫比亞廣場協會拍賣 Kingston Bedford 共同投資財給 CPA, Lincoln 協會，利息收入的主要戶頭包括主要和次要的開發商，Chan 表示，到目前為止，沒有任何中國城的組織被指定為受惠人，包括中國慈善協會在內。CILC (包含中國投資者) 在內，也是 CPA, Lincoln 會員，將和波士頓重建委員會合作重新指定新的利息收入受惠人。

發展協會接觸，要求修正整套社區受惠計畫。中國城南灣地區社區發展協會和整個建設開發計畫。一九九九年，Cane and Wentworth 成為主要的開發商。波士頓重建委員會同意取消整套受惠計畫中的兩大部分，而且同意延長開發商付款的期限。第一筆消除的費用是開發商準備給中國城信託基金會，大約九十三萬美元的費用。另外也要求取消最後一筆準備金，大約是四十萬美元，準備付給在房地產市場中，用來培養少數民族房屋仲介經紀商工作訓練費用，原先的用意是希望透過培養出來的中國城和 Roxbury 社區的房屋仲介經紀商，來爭取租戶對社區的慈善捐贈。Chan 表示，「一九八零年代，透過培養的少數民族房屋經紀商來爭取客戶的慈善捐贈，只是一個構想。中國城南灣地區社區發展協會和波士頓重建委員會現在已經喪失實施這個構想的熱情，因此消除這項培養訓練費用。」

開發商同時要求延後核發建築執照後就必須付清八十萬美元的期限。這筆連帶開發基金費用可以延到工程結束後再付清，這也是到目前為止唯一整套受惠計畫中有改變的部份。Moy 表示，「付給中國城社區的金額數目，還是保持不變。開發商只是採用另一種變通的方法來提供連帶開發基金，開發商幫助社區成長的精神仍然不變，也保證新的開發商 Cane and Wentworth 繼續執行完整的整套受惠計畫。」透過中國投資人不遺餘力的努力，甚至犧牲他們自己本身的利益，使社區受惠計畫能夠繼續執行，這些中國投資人的功勞不可沒。」

目前來評論整套受惠計畫的成果還言之過早，尤其是在發展第十八項計畫所遭遇到的問題，可以確定的是中國城社區肯定可以從林肯街一號大樓開發建設發展中連帶受惠。開發商提供的連帶開發基金和社區受惠計畫將適時的幫助需要經費發展的中國城社區。值得注意的是，開發建設所帶來的社會問題需要提早做預防。南灣社區發展協會也要和中國城社區有關團體密切合作，來規劃如何運用林肯街一號大樓建設和千禧大樓建設開發商所提供的基金，這些建設計畫開發完成後勢必會影響到中國城的生活成本和生活品質，因此提早妥善規劃工作訓練，和興建平價住宅計畫，將會彌補這些建設開發為社區所帶來的一些負面影響。



## 封面故事

連帶開發基金會和  
中國城社區受惠計劃 (下)作譯  
克宗  
禮榮  
薛賴

沿着中國城的東北方向，靠近  
Lincoln-Boston  
\ Essex 街道口，可以發現一  
座聳立的建築廣告招牌，這就是目  
前正在進行的林肯街一號大樓建設  
工程計畫。

這項預定蓋  
三十六層高  
大樓的工程  
計畫，當初  
在規劃的時  
候，大樓建  
設計畫的開  
發商就已經  
設立總額超  
過六百萬美  
元的連帶開  
發基金和社  
區受惠捐贈  
一其中也包  
括中國城的  
社區發展受  
惠計畫。

本期的  
舢舨將延續  
上期的主題  
，報導林肯  
街一號大樓  
建設開發商  
所提供的連  
帶開發基金  
和社區發展  
受惠計畫。

位於波  
士頓市區的  
林肯街一號  
大樓建設開  
發計畫的規  
劃過程頗具  
戲劇化，在  
一九八六年  
的時候，波  
士頓重建當  
局（簡稱：  
BRA），  
就已經先規劃一項連帶開發計畫，  
將市中心一些具有商業利益，經濟  
發展潛力的市區和鄰近的社區發展  
整個連在一起。DORR 和  
中國城社區被挑選為整個連帶開發  
計畫的首要實施地區。根據麻省理

工學院研究生，Lewy Hcm  
所撰寫的碩士論文報告指出，波士  
頓重建委員會（BRA）所提出的  
『整建連帶開發計畫：資源重新分  
配之後的受惠對象』帶來的好處有  
兩項：第一，實施這項計畫可以促  
進波士頓商業地區的加速成長。第  
二，『藉著重建 Dorchester 和  
中國城社區經濟和社會的功能，將  
這兩個社區融入到大波士頓地  
區的經濟發展規劃，一起來容納不  
斷成長的經濟動力。』

波士頓重建委員會規劃的連帶  
開發地區除了允許開發商發展最具  
商業利益的 Lincoln  
\ Dorchester 地區  
外，開發商必須允諾同時連帶開發  
Dorchester 社區，也就是連帶  
開發計畫中第十八項計畫。使這些  
預定開發地區的鄰近社區也能夠連  
帶受惠於發展大型建設計畫所帶來  
的經濟利益。

發展大型建設計畫為社區所帶  
來的經濟利益不僅僅是創造就業機  
會，同時還有興建平價住宅和提供  
工作訓練基金。這些重要項目是社  
區經濟成長不可或缺的動力來源，  
在工程建設過程中，社區的少數代  
表和主要的建設開發商密切合作來  
討論如何發展社區，一些少數族裔  
背景的投资人也藉此機會來資助社  
區的發展。一九八六年，波士頓舉  
公開發選舉參與連帶開發計畫的代  
表，有三個社區表示了濃厚的興趣，  
一九八七年，波士頓重建委員會最  
後選定哥倫比亞廣場協會（Col  
\ umbia Plaza Ass  
ociates，簡稱：CPA）  
參與連帶開發計畫的規劃，這個協  
會的成員由華裔美國人，非裔美國  
人和太平洋裔美國人組成。

波士頓重建委員會主動監督主  
要連帶開發計畫的規劃過程，並且  
促進連帶開發基金和社區受惠計畫  
的成立。一九八八年，都市發展結  
構協會 Metropolitan  
Structures 被選為主要  
的開發商。中國城社區，南灣地區  
發展協會，十八號計劃執行委員會  
，和 Dorchester 社區代表不僅

積極參與社區受惠計畫的規劃，並  
且參與大樓的建築設計，研討鄰近  
交通和整體環境對社區的影響。為  
了要決定那個受惠計畫對社區的發  
展最有利，波士頓南灣地區發展協  
會和主要發展計畫執行委員會一起  
合作，討論社區受惠計畫中有關於  
興建平價住宅，工作訓練基金和兒  
童醫療補助的細部事項。

目前是由南灣地區發展協會的共  
同主席 Bill Nox 表示，  
波士頓重建委員會在旁協助，才能  
讓整個受惠計畫順利規劃完成。  
另外，和諧的溝通是整個計畫能夠  
順利成立的主要因素之一，這項社  
區受惠計畫最成功的主要特色在於  
波士頓重建委員會主動監督，並且  
公開，透明化整個規劃過程。中國  
城和 Dorchester 社區是大樓開  
發建設計畫中最主要的受惠對象，  
開發商所提供的基金由政府對社  
區住宅基金會來保管。

林肯街一號建設開發計畫  
的連帶開發基金和社區受  
惠計畫

整個連帶開發基金和社區受惠  
計畫包括八大部分：計畫中的第一  
個部份是有關於中國城信託基金委  
員會和 Dorchester 社區信託基  
金會的成立，每個信託基金會由七  
位委員組成，這兩個信託基金會的  
成立遵循麻州法律，以便能夠依據  
法律管理運用林肯街一號建設大樓  
開發商所提供的連帶開發基金。中  
國城信託基金委員會的成員包括：  
州議員 Salvatore Di  
\ mase 的代表，麻州眾議員  
Steven Lynch 的代表  
， Bill Moy，麻州州長  
William Weld 指定的  
代表 Bak Fun Wong，  
David Moy，Richard  
\mond China 和市長 Ray  
\mond Flynn 指定的代  
表 Linda Chue。

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